

9.1.1 FURTHER REPORT: Nos. 103-105 (Lot: 38; D/P: 28) Summers Street, Perth – Proposed Change of Use from Grouped Dwelling to Community Use (Day Care Centre)

Ward:	South	Date:	2 September 2016
Precinct:	EPRA Precinct 15 – Claisebrook Road North	File Ref:	PR50539; 5.2015.586.1
Attachments:	1 – Consultation Map 2 – Amended Development Application Plans 3 – KCTT Traffic Impact Assessment dated July 2016 4 – DVC Independent Traffic Review 5 – Acoustic Report revised July 2016 6 – Additional Information from applicant dated 13 July 2016 7 – Determination Advice Notes 8 – Car Parking Table		
Tabled Items:	Nil		
Reporting Officer:	C Sullivan, Statutory Planning Officer		
Responsible Officer:	P Di Perna, Acting Director Development Services		

RECOMMENDATION:

That Council, pursuant to its powers under the Local Government (Change of District Boundaries) Order 2007 and the *Local Government (Constitution) Regulations 1998*, Regulation 5(4)(c), allowing the City of Vincent to, in effect, administer the City of Perth Town Planning Scheme as if it were its own Scheme, and in accordance with the provisions of the Metropolitan Region Scheme, **APPROVES** the application for Change of Use from Grouped Dwelling to Community Use (Day Care Centre) at Nos. 103-105 (Lot: 38; D/P: 28) Summers Street, Perth in accordance with plans date stamped 29 July 2016, as shown on Attachment 2, subject to the Determination Advice Notes in Attachment 7 and the following conditions:

1. Use of the Premises

- 1.1 A maximum of 60 children and 15 staff are permitted on site at any one time;
- 1.2 The Day Care Centre shall only operate between:
- Monday to Friday: 7:00am – 6:30pm and
 - Closed Saturday, Sunday and Public Holidays;

2. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 107 Summers Street to the west and Norwood Park to the east in a good and clean condition. The finish of the wall is to be fully rendered or face brickwork to the satisfaction of the City;

3. Car Parking and Access

- 3.1 A minimum of four car parking bays shall be provided onsite;
- 3.2 The car park shall only be used by visitors directly associated with the development;

- 3.3 The staff shall not park in the onsite car park during the hours of 7:00am – 10:00am and 3:00pm to 6:30pm;
- 3.4 At all times at least 1 car bay shall be available for pick up/drop off;
- 3.5 The car parking and access areas are to comply with the requirements of AS2890.1;
- 3.6 Vehicle and pedestrian access points are required to match into existing footpath levels;
- 3.7 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 3.8 Prior to occupancy or use of the development the car parking areas on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans, completed to the satisfaction of the City and maintained thereafter by the owner(s)/occupier(s);

4. External Fixtures

All external fixtures shall not be visually obtrusive from Summers Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

5. Verge Trees

No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

6. Parking Management Plan

A Management Plan is to be submitted as part of the application for building permit and shall be approved by the City prior to the commencement of the development, a copy of which is to be provided to all parents and staff, detailing but not limited to, the following:

- 6.1 Drop off and pick up procedure;
- 6.2 Staff parking;
- 6.3 Services/delivery vehicle procedure; and
- 6.4 All points detailed in Condition 3 – Car Parking and Access;

7. Acoustic Report and Noise Management Plan

- 7.1 The recommended measures of the report dated July 2016 shall be implemented and shall include a Noise Management Plan to be submitted and approved by the City prior to the use or occupation of the development and, as a minimum addresses the following:
 - 7.1.2 Operating Hours;
 - 7.1.2 Predicted noise levels from Indoor Child Play and applicable noise management practices to control sound levels;
 - 7.1.3 Predicted noise levels from Outdoor Child Play and applicable noise management practices to control sound levels;
 - 7.1.4 Use and style of amplified music;
 - 7.1.5 Duration and frequency of 'play times' applicable to each and all age groups;
 - 7.1.6 Time and frequency of waste collection and deliveries at the premises; and
 - 7.1.7 Community relations/complaint management procedure;

- 7.2 Certification from an acoustic consultant shall be provided to the City that the recommended measures identified in the acoustic report have been undertaken to the City's satisfaction, prior to occupancy or use of the development;

8. **Landscape and Reticulation Plan**

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

8.1.1 The location and type of existing and proposed trees and plants with specific emphasis on landscaping forward of the building line;

8.1.2 Areas to be irrigated or reticulated; and

8.1.3 The removal of redundant crossovers;

- 8.2 All works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

9. **Waste Management**

- 9.1 A Waste Management Plan is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development detailing a bin store to accommodate the City's specified bin requirement; and

- 9.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

10. **Stormwater**

Prior to occupancy or use of the development all storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and

11. Where any of the above conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

Moved Cr Murphy, Seconded Cr Harley

That the recommendation be adopted.

Debate ensued.

PROPOSED AMENDMENT:

Moved Cr Cole, Seconded Cr Topelberg

That the following Conditions 7.3 and 7.4 be inserted as follows:

“7.3 The acoustic report be amended to the satisfaction of the City, prior to the commencement of development, to include provision of an acoustic barrier along the western boundary for the length of the babies play area and include recommendations in relation to the implementation of the barrier; and

7.4 The proposal include, as part of the submission for building permit, the installation of an acoustic barrier along the western boundary for the length of the babies play area to the satisfaction of the City;”

Debate ensued.

AMENDMENT PUT AND CARRIED (7-1)

For: Presiding Member Mayor John Carey, Cr Buckels, Cr Cole, Cr Harley, Cr Gontaszewski, Cr McDonald and Cr Topelberg

Against: Cr Murphy

(Cr Loden was on approved leave of absence for the Meeting.)

Debate ensued.

MOTION AS AMENDED PUT AND CARRIED (6-2)

For: Cr Cole, Cr Harley, Cr Gontaszewski, Cr McDonald, Cr Murphy and Cr Topelberg

Against: Presiding Member Mayor John Carey and Cr Buckels

(Cr Loden was on approved leave of absence for the Meeting.)

COUNCIL DECISION ITEM 9.1.1

That Council, pursuant to its powers under the Local Government (Change of District Boundaries) Order 2007 and the *Local Government (Constitution) Regulations 1998*, Regulation 5(4)(c), allowing the City of Vincent to, in effect, administer the City of Perth Town Planning Scheme as if it were its own Scheme, and in accordance with the provisions of the Metropolitan Region Scheme, **APPROVES** the application for Change of Use from Grouped Dwelling to Community Use (Day Care Centre) at Nos. 103-105 (Lot: 38; D/P: 28) Summers Street, Perth in accordance with plans date stamped 29 July 2016, as shown on Attachment 2, subject to the Determination Advice Notes in Attachment 7 and the following conditions:

1. Use of the Premises

1.1 A maximum of 60 children and 15 staff are permitted on site at any one time;

1.2 The Day Care Centre shall only operate between:

- Monday to Friday: 7:00am – 6:30pm and
- Closed Saturday, Sunday and Public Holidays;

2. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 107 Summers Street to the west and Norwood Park to the east in a good and clean condition. The finish of the wall is to be fully rendered or face brickwork to the satisfaction of the City;

3. Car Parking and Access

- 3.1 A minimum of four car parking bays shall be provided onsite;
- 3.2 The car park shall only be used by visitors directly associated with the development;
- 3.3 The staff shall not park in the onsite car park during the hours of 7:00am – 10:00am and 3:00pm to 6:30pm;
- 3.4 At all times at least 1 car bay shall be available for pick up/drop off;
- 3.5 The car parking and access areas are to comply with the requirements of AS2890.1;
- 3.6 Vehicle and pedestrian access points are required to match into existing footpath levels;
- 3.7 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 3.8 Prior to occupancy or use of the development the car parking areas on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans, completed to the satisfaction of the City and maintained thereafter by the owner(s)/occupier(s);

4. **External Fixtures**

All external fixtures shall not be visually obtrusive from Summers Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

5. **Verge Trees**

No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

6. **Parking Management Plan**

A Management Plan is to be submitted as part of the application for building permit and shall be approved by the City prior to the commencement of the development, a copy of which is to be provided to all parents and staff, detailing but not limited to, the following:

- 6.1 Drop off and pick up procedure;
- 6.2 Staff parking;
- 6.3 Services/delivery vehicle procedure; and
- 6.4 All points detailed in Condition 3 – Car Parking and Access;

7. **Acoustic Report and Noise Management Plan**

- 7.1 The recommended measures of the report dated July 2016 shall be implemented and shall include a Noise Management Plan to be submitted and approved by the City prior to the use or occupation of the development and, as a minimum addresses the following:
 - 7.1.2 Operating Hours;
 - 7.1.2 Predicted noise levels from Indoor Child Play and applicable noise management practices to control sound levels;
 - 7.1.3 Predicted noise levels from Outdoor Child Play and applicable noise management practices to control sound levels;
 - 7.1.4 Use and style of amplified music;

- 7.1.5 Duration and frequency of 'play times' applicable to each and all age groups;
- 7.1.6 Time and frequency of waste collection and deliveries at the premises; and
- 7.1.7 Community relations/complaint management procedure;
- 7.2 Certification from an acoustic consultant shall be provided to the City that the recommended measures identified in the acoustic report have been undertaken to the City's satisfaction, prior to occupancy or use of the development;
- 7.3 The acoustic report be amended to the satisfaction of the City, prior to the commencement of development, to include provision of an acoustic barrier along the western boundary for the length of the babies play area and include recommendations in relation to the implementation of the barrier; and
- 7.4 The proposal include, as part of the submission for building permit, the installation of an acoustic barrier along the western boundary for the length of the babies play area to the satisfaction of the City;

8. Landscape and Reticulation Plan

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - 8.1.1 The location and type of existing and proposed trees and plants with specific emphasis on landscaping forward of the building line;
 - 8.1.2 Areas to be irrigated or reticulated; and
 - 8.1.3 The removal of redundant crossovers;
- 8.2 All works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

9. Waste Management

- 9.1 A Waste Management Plan is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development detailing a bin store to accommodate the City's specified bin requirement; and
- 9.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

10. Stormwater

Prior to occupancy or use of the development all storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and

- 11. Where any of the above conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply

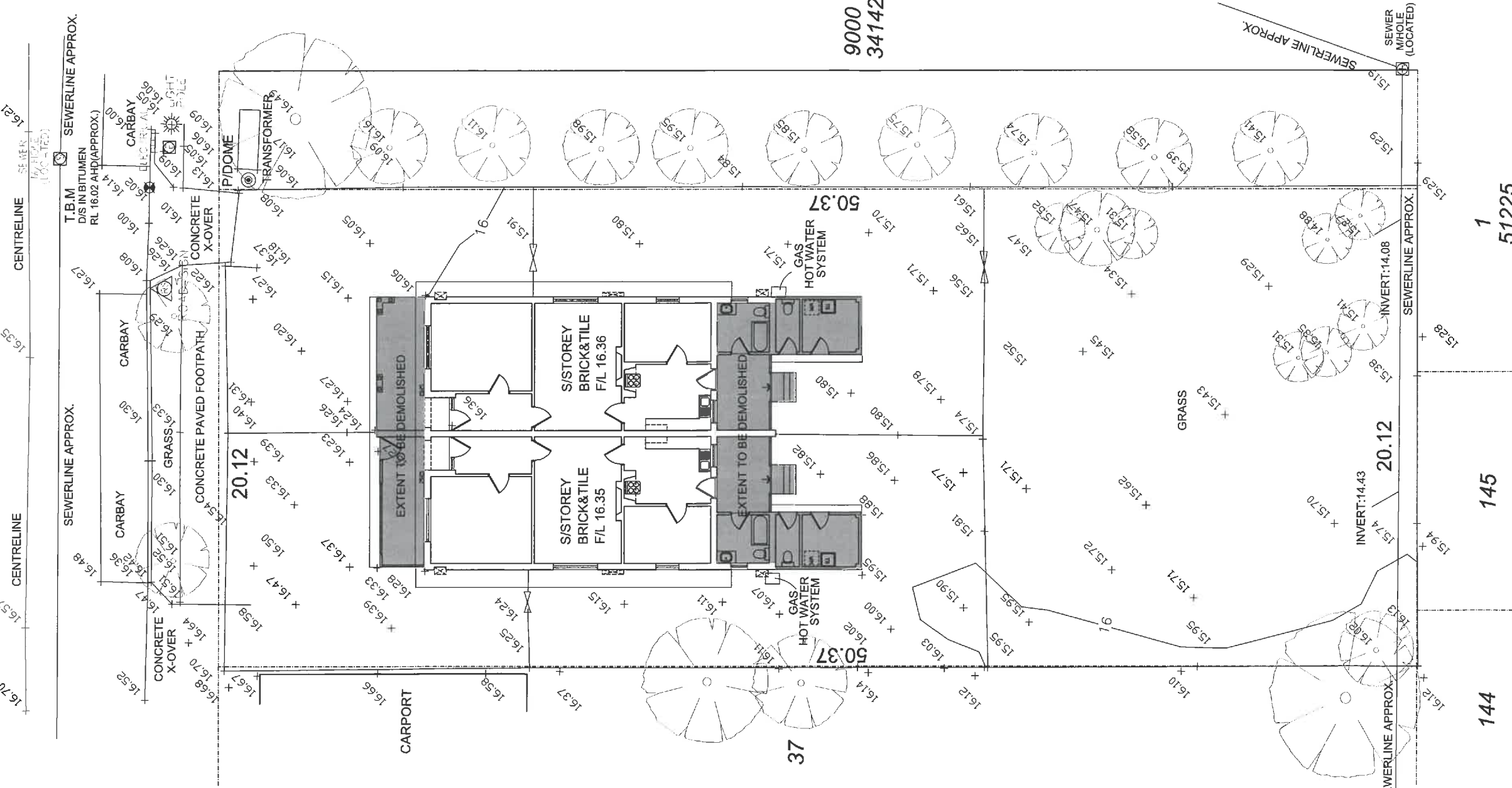
with the requirements of the condition continues whilst the approved development exists.

FOR DEVELOPMENT APPROVAL

NOTES

CITY OF VINCENT
DA SERIAL No. S-2015-586.1
06 OCT 2016
APPROVED OMC 2019116
AMS
MANAGER APPROVAL SERVICES

SUMMERS STREET



EXISTING SITE & FLOOR PLAN
Scale 1:200

G	FOR DEVELOPMENT APPROVAL	29.07.16
F	FOR DEVELOPMENT APPROVAL	13.07.16
E	FOR DEVELOPMENT APPROVAL	08.07.16
D	FOR DEVELOPMENT APPROVAL	22.04.16
C	FOR DEVELOPMENT APPROVAL	13.04.16
B	FOR INFO - COUNCIL MEETING	04.04.16
A	FOR INFORMATION - COUNCIL	21.03.16

REV: DETAILS: DATE:
Contractors must check all dimensions on site and confirm quantities before starting any work or shop drawings. Do not scale off drawings. Copyright © 2015 Habitat1. Drawings may not be copied or reproduced without the written consent of Habitat 1

CLIENT
THE AKIDAMY SCHOOL OF
EARLY LEARNING
LOT 38 (103-105) SUMMERS ST,
PERTH WA 6000



T: (08) 9441 8400
F: (08) 9441 8411
W: www.habitat1.com.au
P: PO Box 678 Wembley WA 6913
A: 353 Cambridge Street, Wembley

DRAWING TITLE		
EXISTING SITE & FLOOR PLAN		
DATE	DRAWN BY	DRAWING NO.
13.07.2016	NM & SM	001
SCALE	REVISION	
1:200@A3	G	

CITY OF VINCENT

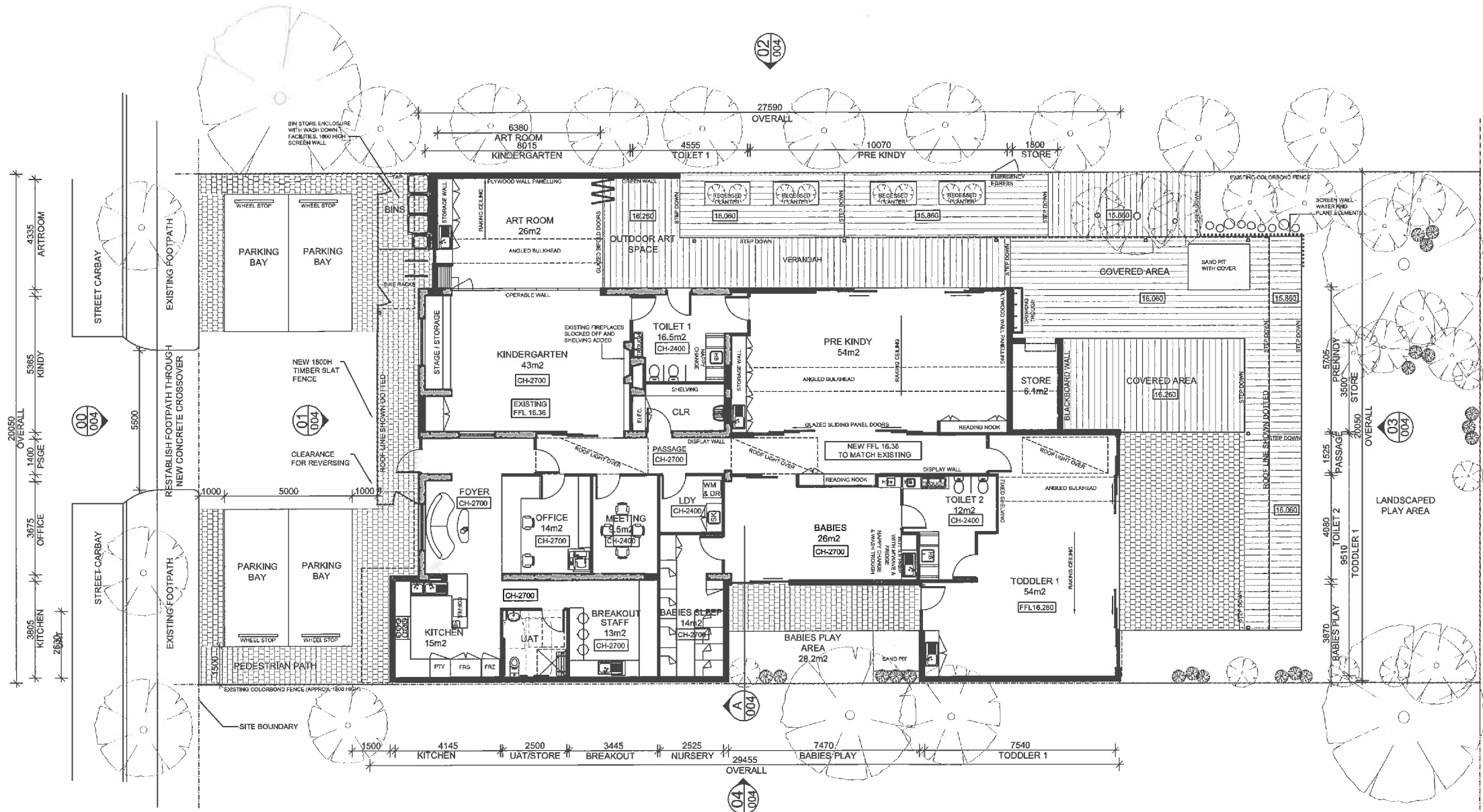
DA SERIAL No 57016-586-1

06 OCT 2016

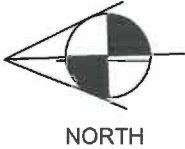
APPROVED OMC 2019/116

CAB

MANAGER APPROVAL SERVICES



PROPOSED SITE & FLOOR PLAN - GRD FL
Scale 1:200



G	REVISED FOR DEVELOPMENT APPROVAL	29.07.16
F	REVISED FOR DEVELOPMENT APPROVAL	13.07.16
E	REVISED FOR DEVELOPMENT APPROVAL	8.07.16
D	REVISED FOR DEVELOPMENT APPROVAL	22.04.16
C	FOR DEVELOPMENT APPROVAL	13.04.16
B	FOR INFO - COUNCIL MEETING	04.04.16
A	FOR INFORMATION - COUNCIL	21.03.16

REV: DETAILS: DATE:

Contractors must check all dimensions on site and confirm quantities before starting any work or shop drawings. Do not scale off drawings. Copyright © 2015 Habitat1. Drawings may not be copied or reproduced without the written consent of Habitat 1

CLIENT

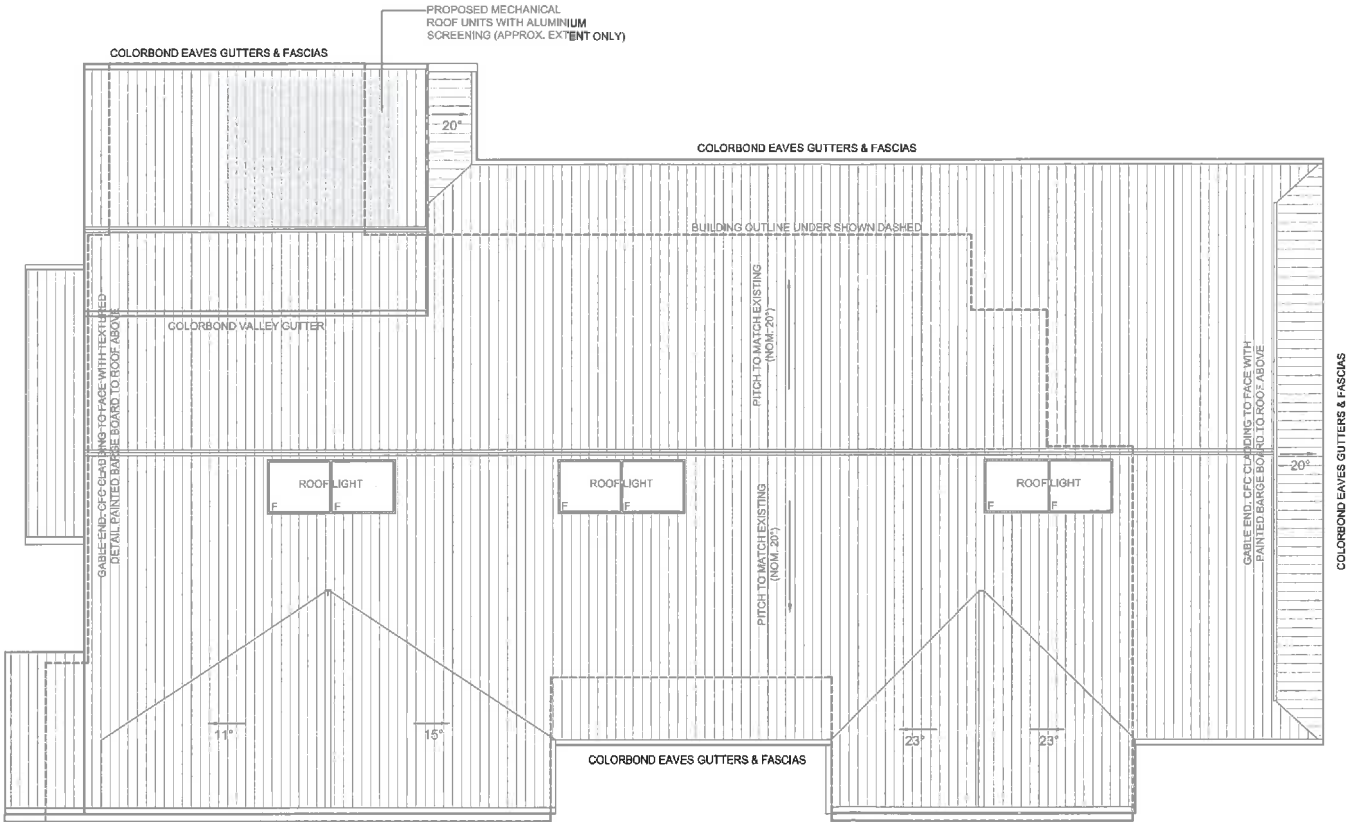
THE AKIDAMY SCHOOL OF
EARLY LEARNING
LOT 38 (103-105) SUMMERS ST,
PERTH WA 6000



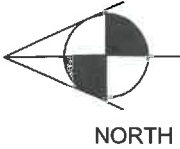
T: (08) 9441 8400
F: (08) 9441 8411
W: www.habitat1.com.au
P: PO Box 678 Wembley WA 6813
A: 353 Cambridge Street, Wembley

DRAWING TITLE		
PROPOSED SITE & GRD FL PLAN		
DATE	DRAWN BY	DRAWING NO.
29.07.2016	NM & SM	002
SCALE	REVISION	
1:200@A3	G	

CITY OF VINCENT
DA SERIAL No S-2015-586-1
06 OCT 2016
APPROVED OMC 20/9/16
MANAGER APPROVAL SERVICES



PROPOSED ROOF PLAN
Scale 1:200



G	REVISED FOR DEVELOPMENT APPROVAL	29.07.16
F	REVISED FOR DEVELOPMENT APPROVAL	13.07.16
E	REVISED FOR DEVELOPMENT APPROVAL	08.07.16
D	REVISED FOR DEVELOPMENT APPROVAL	22.04.16
C	FOR DEVELOPMENT APPROVAL	16.04.16
B	FOR INFO - COUNCIL MEETING	04.04.16
A	FOR INFORMATION - COUNCIL	21.03.16

REV: DETAILS: DATE:
Contractors must check all dimensions on site and confirm quantities before starting any work or shop drawings. Do not scale off drawings. Copyright © 2015 Habitat1. Drawings may not be copied or reproduced without the written consent of Habitat 1

CLIENT
THE AKIDAMY SCHOOL OF
EARLY LEARNING
LOT 38 (103-105) SUMMERS ST,
PERTH WA 6000



T: (08) 9441 8400
F: (08) 9441 8411
W: www.habitat1.com.au
P: PO Box 678 Wembley WA 6913
A: 353 Cambridge Street, Wembley

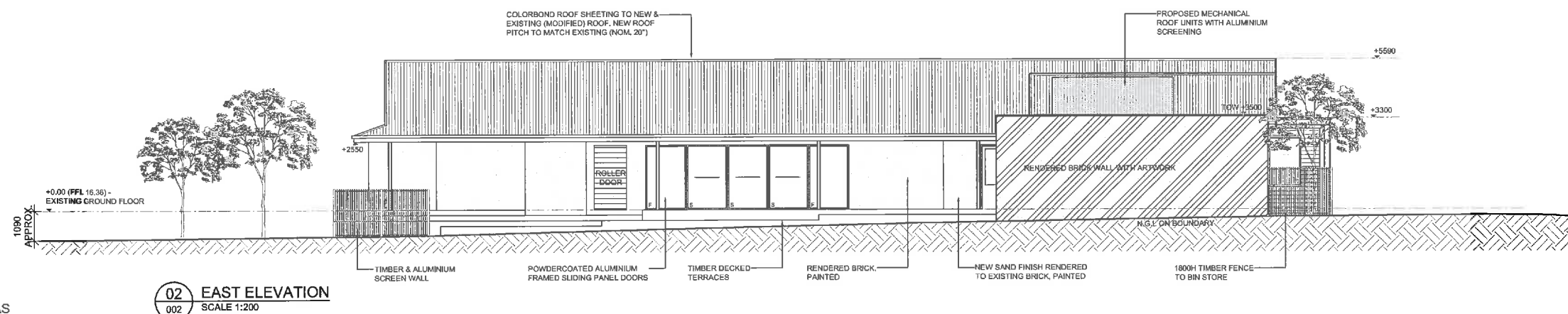
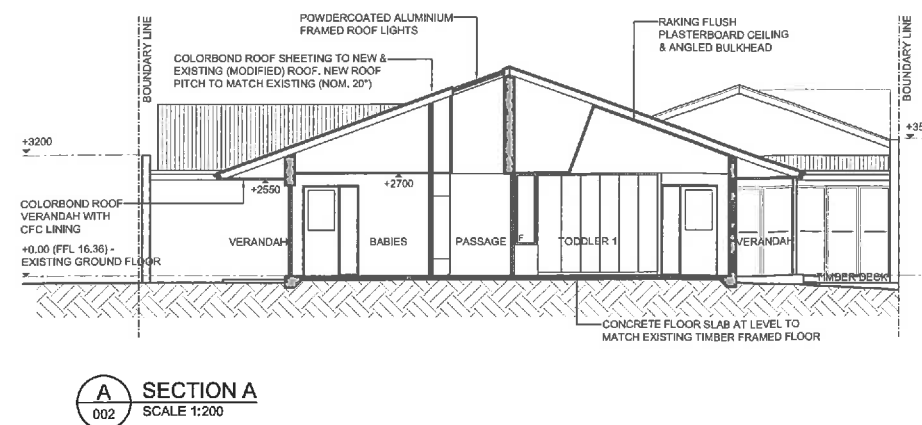
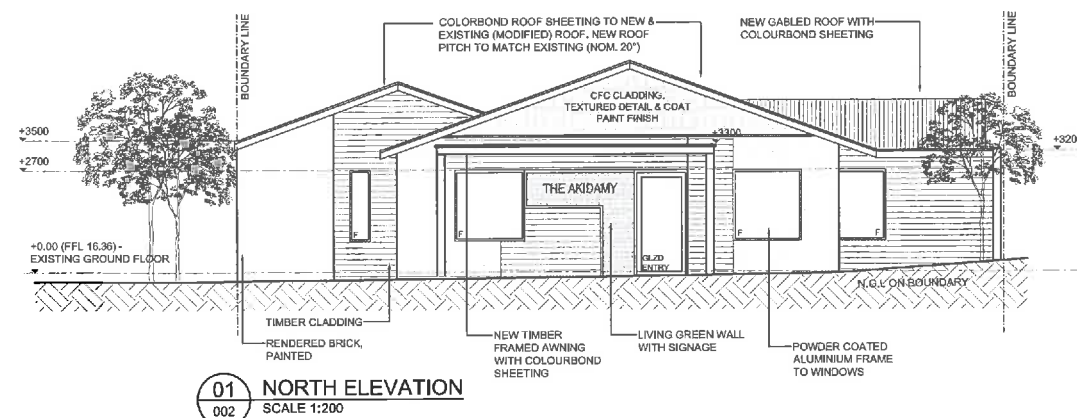
DRAWING TITLE

PROPOSED ROOF PLAN

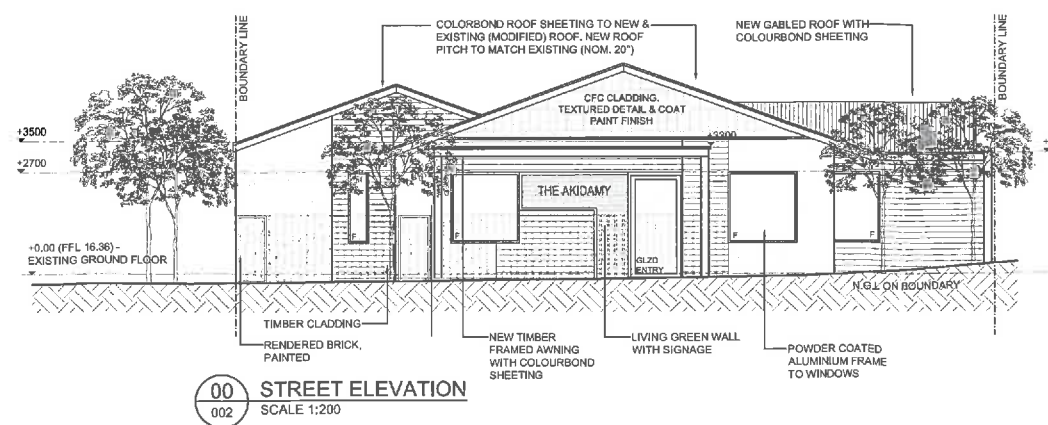
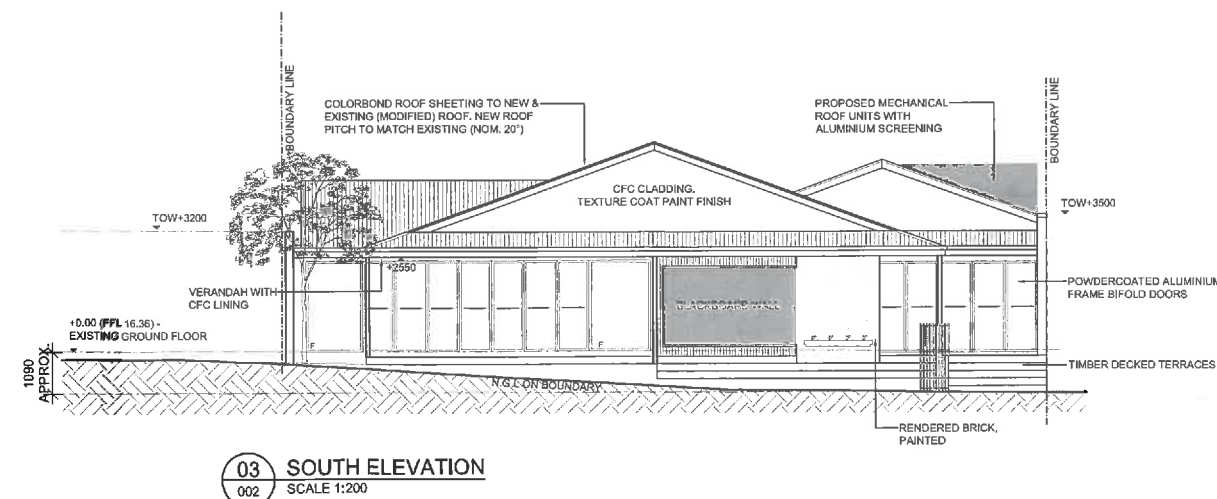
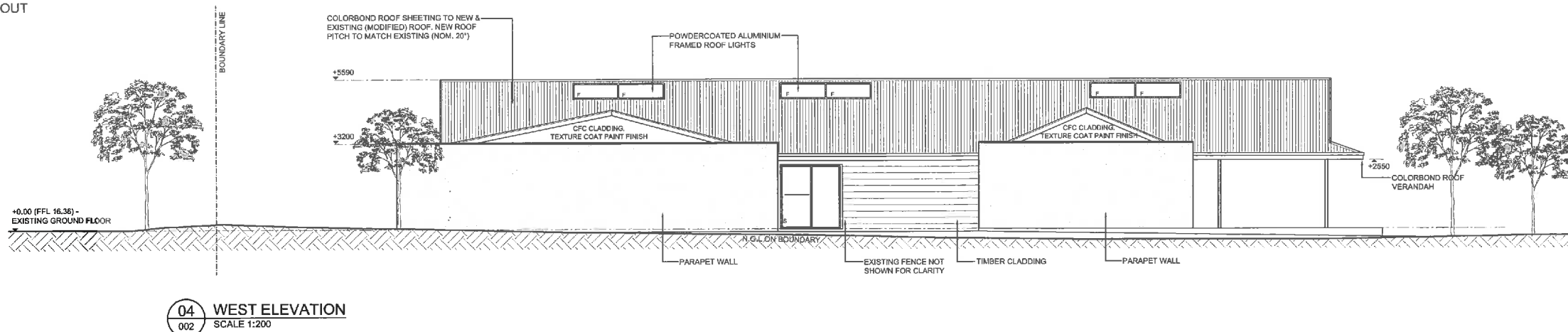
DATE	DRAWN BY	DRAWING NO.
29.07.2016	NM & SM	003
SCALE	REVISION	
1:200@A3	G	

FOR DEVELOPMENT APPROVAL

NOTES



OOF LINE HAS
NOT BEEN
CHANGED TO
SUIT NEW
BOOKING LAYOUT



CITY OF VINCENT
DA SERIAL No S-2015-S801
06 OCT 2016
APPROVED OMC 2019/10
MANAGER APPROVAL SERVICES

G	REVISED FOR DEVELOPMENT APPROVAL	29.07.16
F	REVISED FOR DEVELOPMENT APPROVAL	13.07.16
E	REVISED FOR DEVELOPMENT APPROVAL	08.07.16
D	REVISED FOR DEVELOPMENT APPROVAL	22.04.16
C	FOR DEVELOPMENT APPROVAL	13.04.16
B	FOR INFO - COUNCIL MEETING	04.04.16
A	FOR INFORMATION - COUNCIL	21.03.16

REV: DETAILS: DATE:

Contractors must check all dimensions on site and confirm quantities before starting any work or shop drawings. Do not scale off drawings. Copyright © 2015 Habitat1. Drawings may not be copied or reproduced without the written consent of Habitat 1

CLIENT
THE AKIDAMY SCHOOL OF
EARLY LEARNING
LOT 38 (103-105) SUMMERS ST,
PERTH WA 6000



T: (08) 9441 8400
F: (08) 9441 8411
W: www.habitat1.com.au
P: PO Box 678 Wembley WA 6913
A: 353 Cambridge Street, Wembley

DRAWING TITLE

DATE	DRAWN BY	DRAWING NO 004
29.07.2016	NM & SM	
SCALE	REVISION	
1:200@A3	G	