

ITEMS APPROVED "EN BLOC":

The following Items were adopted unopposed and without discussion "*En Bloc*", as recommended:

COUNCIL DECISION

Moved: Cr Castle, **Seconded:** Cr Wallace

That the following unopposed items be adopted "En Bloc", as recommended:

Items 9.3, 9.5, 11.3, 11.4, 11.5, 12.4 and 12.7

CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Loden, Cr Topelberg, Cr Smith and Cr Wallace

Against: Nil

(Cr Hallett was an apology for the Meeting.)

9.3 NOS. 103-105 (LOT: 38; D/P: 28) SUMMERS STREET, PERTH - PROPOSED CHILD CARE PREMISES (AMENDMENT TO APPROVED)**Ward:** South**Attachments:**

1. Location Plan [↓](#) 
2. Previous Minutes of Approval and Plans [↓](#) 
3. Development Plans [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Change of Use to Child Care Premises (Amendment to Approved) at Nos. 103-105 (Lot: 38; D/P: 28) Summers Street, Perth, in accordance with the plans shown in Attachment 3 dated 5 October 2020, subject to the following:

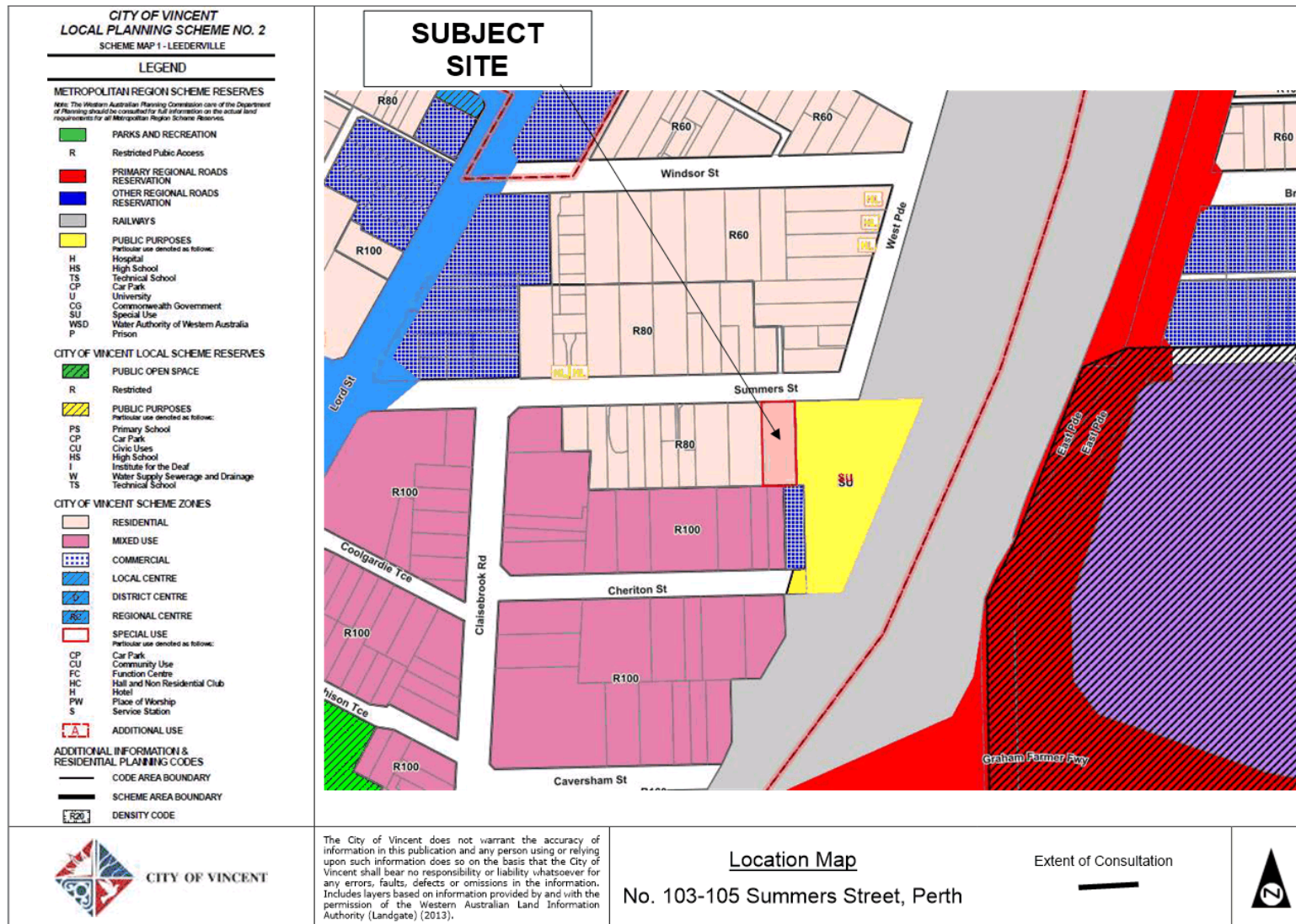
1. All conditions and advice notes detailed on development approval 5.2015.586.1 granted on 20 September 2016 continue to apply to this approval, except as follows:
 - 1.1 Condition 1 is amended to read as follows:
 - 1.1 A maximum of 63 children and 15 staff are permitted on site at any one time;
 - 1.2 The Child Care Premises shall only operate between:
 - Monday to Friday: 7:00am – 6:30pm; and
 - Closed Saturday, Sunday and Public Holidays.

COUNCIL DECISION ITEM 9.3**Moved:** Cr Castle, **Seconded:** Cr Wallace

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Hallett was an apology for the Meeting.)





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

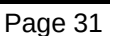
The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 107 Summers Street to the west and Norwood Park to the east in a good and clean condition. The finish of the wall is to be fully rendered or face brickwork to the satisfaction of the City;

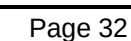
3. Car Parking and Access

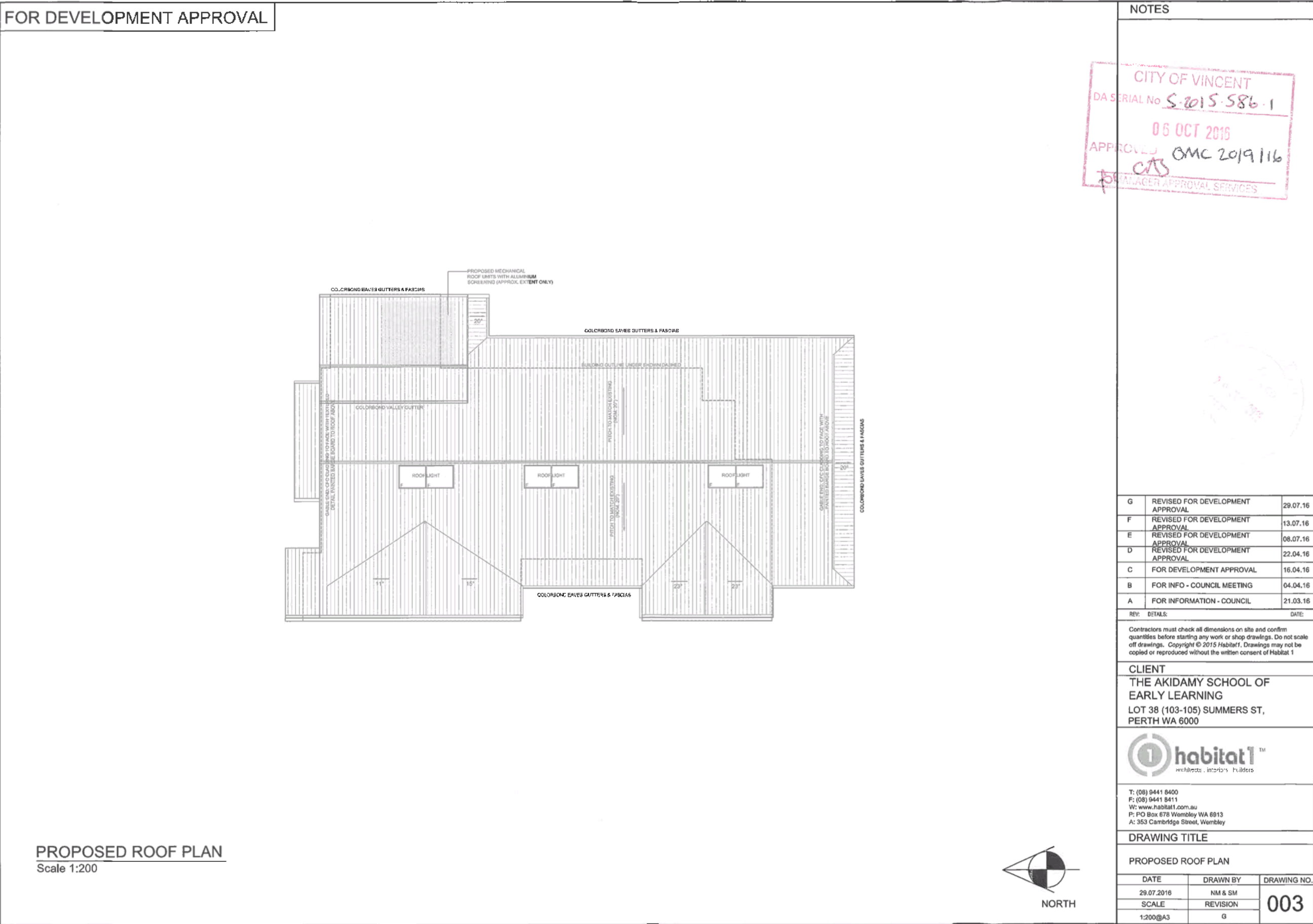
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- 7.1.5 Duration and frequency of 'play times' applicable to each and all age groups;
 - 7.1.6 Time and frequency of waste collection and deliveries at the premises; and
 - 7.1.7 Community relations/complaint management procedure;
 - 7.2 Certification 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;
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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

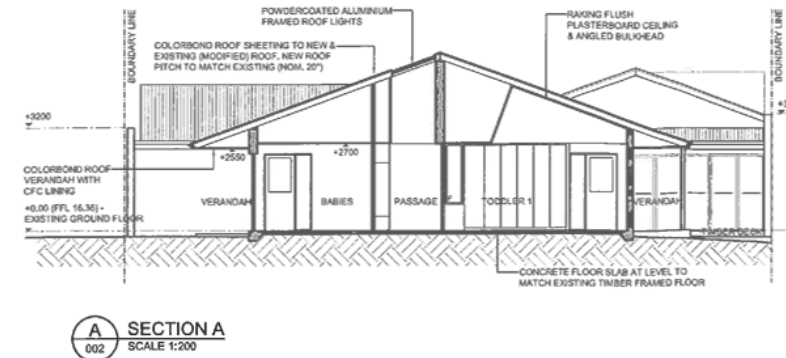
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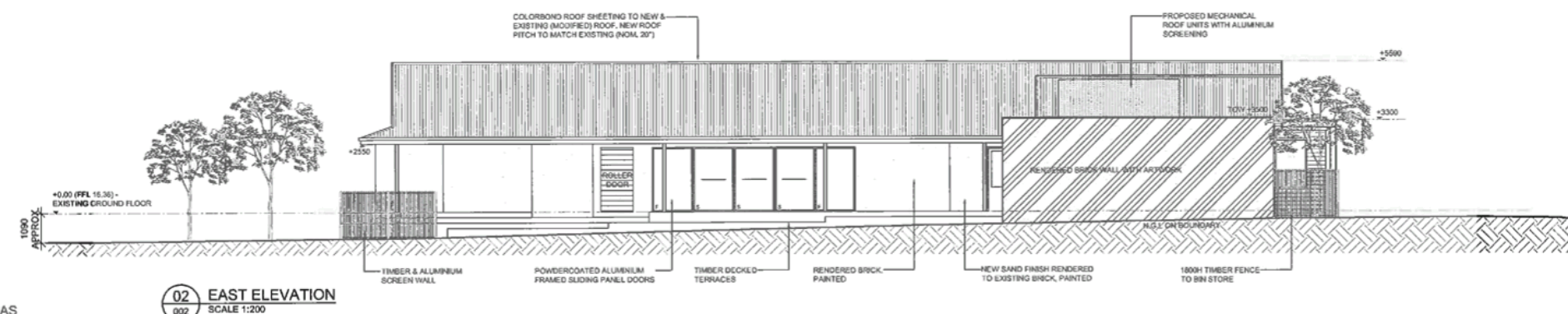




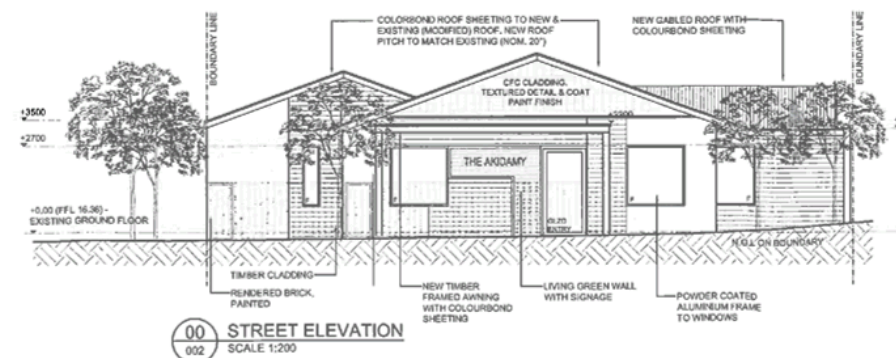
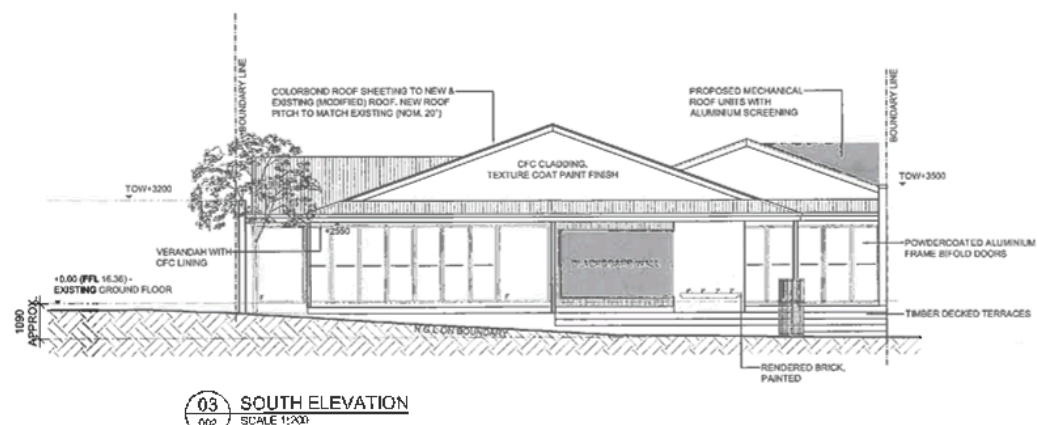
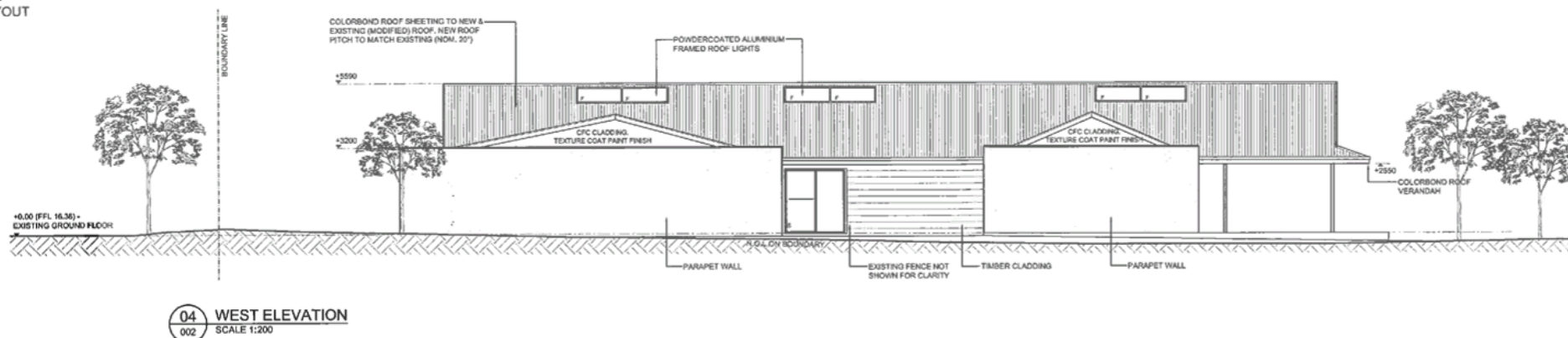
NOTES



CITY OF VINCENT
DA SERIAL No S-2015-586-1
06 OCT 2015
APPROVED OMC 20191
A CTO
MANAGER APPROVAL SERVICES



OOF LINE HAS
NOT BEEN
CHANGED TO
SUIT NEW
RINKING LAYOUT



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

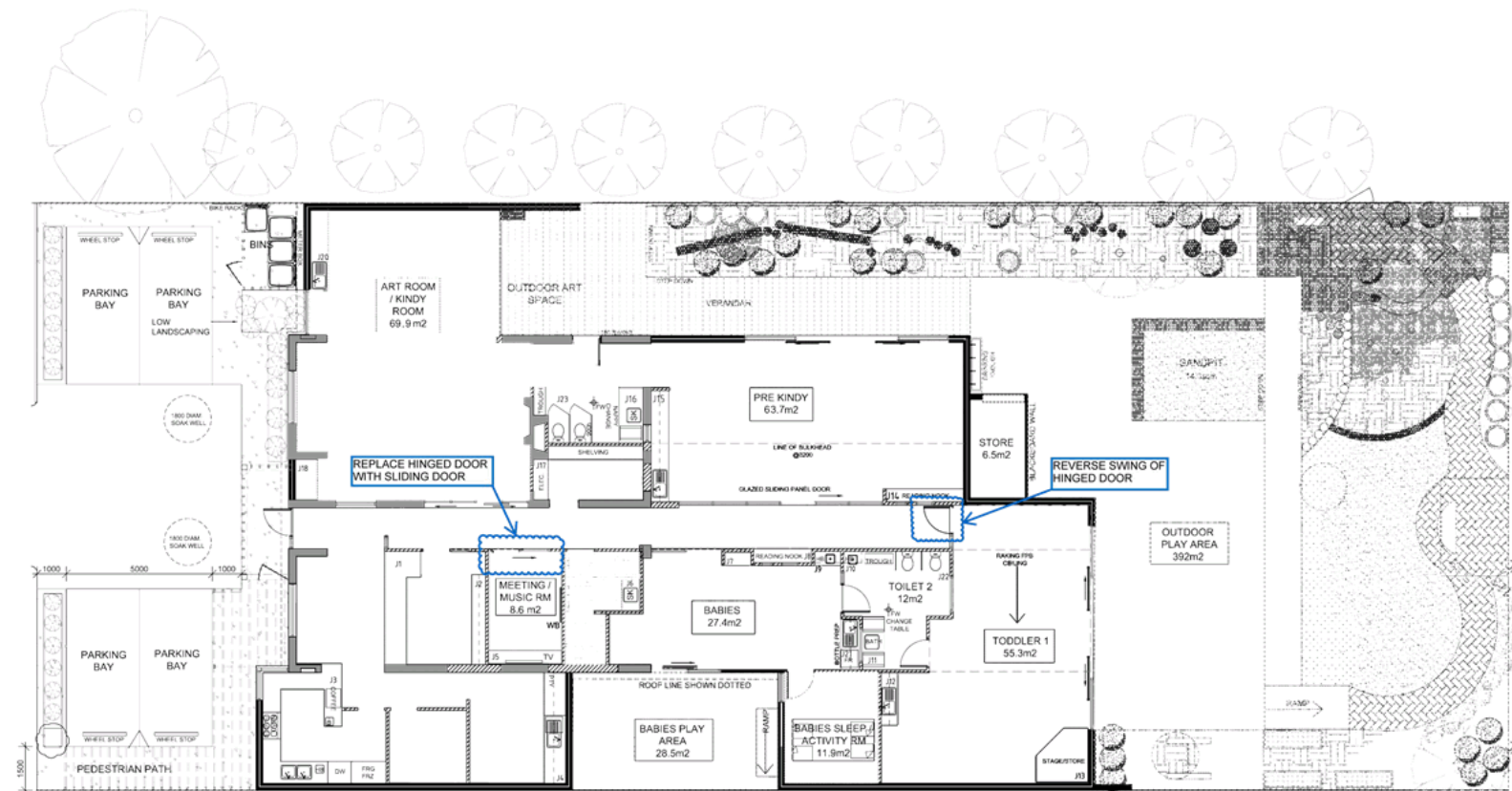


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W: www.habitat1.com.au
P: PO Box 678 Wembley WA 6913
A: 353 Cambridge Street, Wembley

DRAWING TITLE

PROPOSED ELEVATIONS : E1 TO E4

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



CLASSROOM CAPACITY	
BABIES	8
TODDLER	16
PRE KINDY	20
ART / KINDY RM	19
TOTAL	63

OUTDOOR PLAY AREA	
BABIES:	28.5 sq m
TODDLER & KINDY:	392 sq m
TOTAL:	420.5 sq m / 7 = 60 CHILDREN

COVERED OUTDOOR PLAY	
TODDLER & KINDY:	150 sq m = 36% UNDERCOVER PLAY SPACE AREA

TOTAL CAPACITY	(EXCLUDING B. ACTIVITY)
224.9 sq m (INTERNAL) + 420.5 sq m (EXTERNAL) = 645.4 / 10.25	
63.0 CHILDREN	

USABLE AREA - FLOOR PLAN

Scale 1:150



LEGEND

NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR ENGAGED TO BE UP TO DATE WITH THE LATEST NCC AND AUSTRALIAN STANDARDS WITH IN THEIR INDUSTRY TO ENSURE CONSTRUCTION COMPLIES AS REQUIRED.

REV:	DETAILS:	DATE:
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Contractors must check all dimensions on site and confirm quantities before starting any work or shop drawings. Do not scale off drawings.

CLIENT

AKIDAMY
103 to105 SUMMERS ST PERTH, WA

P.A.I.D
ARCHITECTURE

DRAWING TITLE

USABLE SPACE PLAN

DATE	DRAWN BY	DRAWING NO. 13
11.09.2020	LT	
SCALE	REVISION	
1:150@A2	1	