

Dear City of Vincent,

RE: Proposal for change of use Family Day Care to Child Care Service

I am writing to provide further information regarding my application to change the use of 235 Brisbane Street, Perth, from Family Day Care Service to Child Care Centre. I appreciate the opportunity to explain the rationale behind this proposed change.

Consultation comments

We have been approached by several neighbours concerned about a previous proposal to develop a large Child Care Service. This is likely due to an earlier proposal to build a 35-child capacity child care centre at the same location. However, this plan was abandoned after receiving feedback from neighbours.

While the City's Public Notice was clear in terms of what the new application was for, we are concerned that neighbours may have not reviewed the Application information in detail, with feedback received possibly representing sentiment on the previous proposal. We hope this letter can provide clarity for local residents who may be concerned about the proposal.

Background

Brisbane Street Family Day Care has been operating as a Family Day Care Service for over five years since January 2019. This service was approved by the City of Vincent in line with the *Local Planning Policy: Child Care and Family Day Care*.

Current situation

Due to the increasing cost-of-living pressures and the ongoing economic inflationary environment, it has become increasingly difficult for our small Family Day Care business to continue providing services to local families. This is partly due to the significant membership fees that must be paid to third-party management providers, which is mandatory for all family day care operators. This requirement does not apply to Child Care Centres, which allows for an approved provider to operate services under the *Education and Care Services National Law (WA) Act 2012*.

Proposal

My wife Abby has been operating Brisbane Street Family Day Care for over five years and has more than ten years' experience in the childcare industry. She also holds a Bachelor of Education (Primary Education) from Curtin University. She hopes to be able to assume responsibility in the management of the service and apply for approval via the Education and Care Regulatory Unit (ECRU), through the WA Department of Communities. However, this would first require the site to be approved by the City as a Centre-Based Child Care Service.

The proposal for the change in use aims to improve the overall quality of care provided to children and families in the community. This change will allow for greater flexibility in decision-making and resource allocation, enabling us to meet the unique needs and preferences of families serviced by the centre.

Please note that the proposal does not intend to make any structural changes to the building, nor will there be any increase to the number of children already

approved under current policy (i.e., no more than seven children will be educated and cared for at the any one time).

In considering the feedback from neighbours and the City, the initial proposal for eight children will be reduced to seven children in line with policy and the current approval. **There is no proposal to increase the intensity of the site.**

Responses to issues raised by Council

1. *“To provide for a range of non-residential uses, which are compatible with and complementary to residential development. (Zone Objective).”*
 - a) *“The proposal would not be compatible with residential development as it would introduce the waste, parking and noise considerations of a commercial use into the residential zone.”*
 - We have operated a family day care service from 235 Brisbane Street, Perth for five (5) years without any reported concerns or complaints. There is no plan to increase the intensity of the site and we request approval to continue to operate under the current approval (i.e., no more than seven children will be on site at any one time) albeit as a Day Care Centre rather than a Family Day Care service. Due to no change in intensity or operations, we do not anticipate any changes to waste, parking or noise. The aim of changing from Family Day Care to Centre-Based Child Care is simply to facilitate independent management of operations as explained above.
2. *“Centre-Based Child Care Services are adjacent to and complement other non-residential land uses, and are located so as to avoid non-residential development encroaching upon areas which are residential in nature and resulting in adverse impacts. (Policy Objective)”*
 - a) *“The proposal is surrounded by entirely residential uses and is not adjacent to non-residential land uses. The closest non-residential property is approx. 85m east of the subject site at No. 197 Lake Street. As such, the proposal does not meet the objective of the Policy.”*
 - While the proposed centre-based child care service is not located immediately next to other non-residential land uses, we believe the centre would complement local other non-residential land uses. The family day care service has been operating for five years providing essential services to the local community without any reported adverse impacts. Therefore, we believe the proposal would meet the City’s Policy Objective.
 - There are several other businesses within walking distance nearby that are also within residential areas that have been approved for non-residential land use including: Ton Sian Groceries, The Witch’s Hat, Abbey Madison Photography, Eternal IT, and Palmerston Association. We believe a small childcare centre located a few minutes’ walk to Robertson Park would complement other non-residential land uses in the area.
 - There are several Centre-Based Child Care Services located in residential areas that have been approved by the City, which

may set a precedence for consideration of approval within residential areas. Examples include:

- Indigo Montessori 174 Grosvenor Road, North Perth
- Busy Bees at Mt Lawley South, 66 Forrest Street, Mount Lawley
- Milestones Early Learning Yokine, 136 Swan Street, Yokine
- Akidamy School of Early Learning, 105 Summers Street, Perth
- Busy Bees at Yokine, 43 Blythe Avenue, Yokine
- Leaps & Bounds Preschool Highgate, 386 Lord Street, Highgate.

3. *“Noise-generating activities such as outdoor play areas, vehicle access ways, car parking areas and any plant and equipment is located away from noise-sensitive land uses (such as residential dwellings). (Policy Objective)*

a) An outdoor play area is proposed immediately adjacent to the outdoor living area of 231 Brisbane Street and in close proximity to other dwellings. A second outdoor play area is also proposed at the front of the lot, adjacent to the street. The outdoor play areas would be a noise generating activity that isn't typical to the residential area. As such, the proposal does not meet the objective of the Policy.”

- The same outdoor play area located to the rear of the property has been used for the family day care service for five years without any noise concerns or complaints being raised. As there would not be any increase in the number of children, nor will there be any change in any plant and equipment used, neighbours should not experience any difference in noise generation. We remain committed to working with our neighbours and the City to ensure that any concerns regarding noise will be addressed immediately should they occur.
- The City approved the operation of Brisbane Street Family Day Care without the need for an acoustic report. The new proposal does not change the intensity of children on site, nor will there be any change to noise generating activities. Several Acoustic Consultants contacted have advised that due to the small scale of the business and the limited operating hours, much of the details on an acoustic report would not be relevant. In view of this and that there have not been any concerns or complaints being received to date relating to noise, we kindly request that the City exercise its discretion that an acoustic report is not required at this time.
- The second proposed outdoor play area at the front of the property will be withdrawn and will remain as a garden and porch area. Please see attached revised plans.
- Car parking: Family Day Care Services are not required to provide any additional car parking bays, other than what is required under the Residential Design Codes. To date, we have not received any complaints or feedback relating to traffic or parking-related concerns. With no change in operations or

intensity of children on site, we do not anticipate any adverse impacts. However, in compliance with the requirements we will provide two dedicated car parking bays on site in line with the Centre-Based Child Care Service requirements.

Waste management plan

a) Summary of the development

- The location of the development is 235 Brisbane Street, Perth. The premises is a single ground floor with one additional loft area accessible by staircase to be used as an office space.
- The premises is 362m² with 196m² of internal space. The intended use of the premises is a Centre-Based Child Care Centre servicing a maximum of seven (7) children.

b) Anticipated waste generation

- Brisbane Street Family Day Care has operated for the past five (5) years under the City’s current residential wastage services and this has been sufficient. The proposal does not increase the intensity of the number of children on site. Therefore, we do not anticipate an increase in waste disposal requirements. However, the plan below attempts to mitigate against possible increased waste requirements as well as align with the City’s Waste Management Policy.
- The actual internal space used (for seven children) will be closer to 22.75m² (3.25 m² for each child, represents ~11.6% of available internal space). It is estimated that no more than 50% of the calculated waste requirements will be required to service this small business.

Anticipated waste generation for general waste, comingled recycling and FOGO is calculated as below in accordance with the *Waste Guidelines for New Developments*:

Childcare	240	240	120	L/100m ² /week
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Based on an internal space of 196m² (~200m²), the following applies:

- i. General waste red bins: 2 x 240L per week
- ii. Comingled recycling yellow bins: 2 x 240L per week
- iii. FOGO green bins: 2 x 120L = 1 x 240L per week

Calculated total of five (5) bins per week. However, due to the nature of smaller operations, it is anticipated that fortnightly rather than weekly collections in line with the existing residential collection schedule will be sufficient for waste management (i.e., 50% of calculated waste requirements).

To accommodate the above, a request for an additional fee payment to increase the waste bin capacity utilising the City’s commercial business (micro-business) charged service option will be undertaken.

- Upgrade existing garbage (red) bin from 140L to 240L plus one additional 240L garbage (red) bin (total 2 x 240L)
- 1 x additional 240L comingled recycling (yellow) bin (total 2 x 240L)

Bin sizes: The total bin requirements will be easily accommodated in the proposed refuge storage area.

Bin Capacity	140L	240L	360L
Height (mm)	1065	1080	1100
Depth (mm)	540	735	885
Width (mm)	500	580	600

b) Bin access and storage

- Waste will be transported from the source to the appropriate bin located in the refuge store area. This area is 10.92m² and is shown in the floor plan. The area adjacent is suitable for wash-down and has appropriate storm water drainage. The area is in an open space and is well-ventilated. Vermin prevention strategies will exist in the form of commercial baits.

c) Waste system (internal collection methods and equipment)

- External bins will be located in the bin storage area. Internal waste will be placed in internal bins and when full will be taken by hand to the appropriate external bin area for disposal.

d) Collection method and frequency

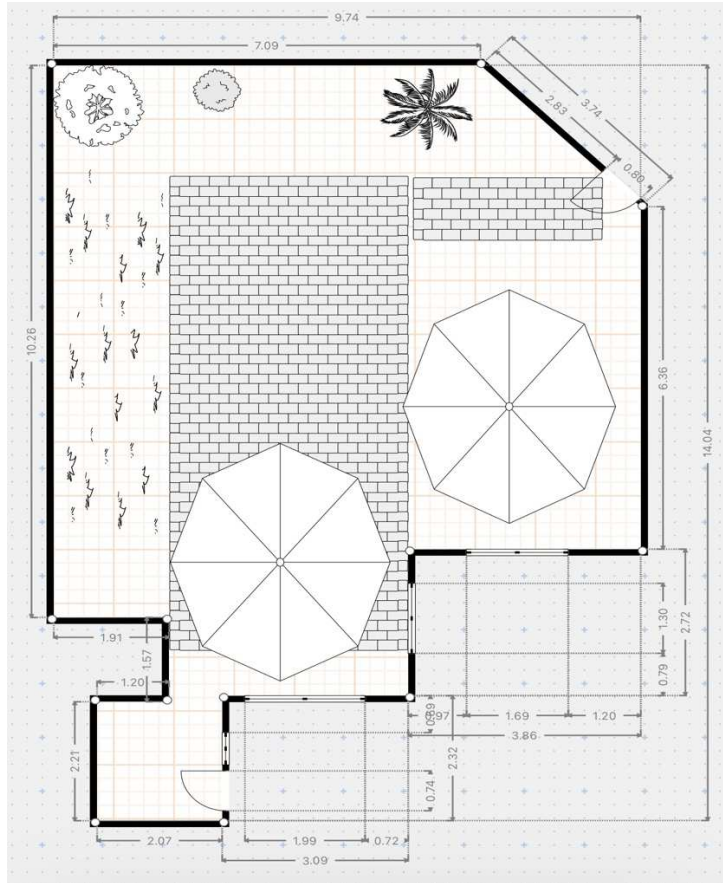
- The City's (residential) Collection Vehicle will be used. Bins in the storage area will be taken to the verge collection point on the specified day for collection. The frequency will be fortnightly.

e) Waste Service Provider (if commercial)

- Not applicable.

Landscaping plan

- A landscaping plan is included below. This indicates that at least 30% of the external play area will be provided as canopy coverage (i.e. 31m²). This will be achieved with the installation of two round shaped UV umbrella parasols (pictured in white below).
- The design of the outdoor external playing space is shown in the four photographs (Outdoor 1, 2, 3 and 4). Please note that there is no intention to change to the current play spaces, except for the proposed inclusion of the undercover canopy areas.
- Please note as mentioned above, the second proposed outdoor play area located at the front of the dwelling has been withdrawn.



Thank you for considering my application and for the opportunity to provide further clarification on this matter. Please do not hesitate to reach out if you have any additional questions or require further information.

Yours sincerely

Michael Cao

16 May 2024