

# Proposed Child Care and Swim School

Application for Planning Approval



Lot 810 Wentworth Parade, Success

December 2025

Prepared for Ladybug Thirty Three Pty Ltd

## DOCUMENT CONTROL

| DESCRIPTION                                   | DATE            |
|-----------------------------------------------|-----------------|
| 251208 25-325 DA report - Success (rev0).docx | 8 December 2025 |

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## CONTENTS

|          |                                                                 |           |
|----------|-----------------------------------------------------------------|-----------|
| <b>1</b> | <b>INTRODUCTION</b>                                             | <b>1</b>  |
| 1.1      | PRE-LODGEEMENT ENGAGEMENT                                       | 1         |
| <b>2</b> | <b>LAND DESCRIPTION</b>                                         | <b>2</b>  |
| 2.1      | LOT DETAILS                                                     | 2         |
| <b>3</b> | <b>CONTEXTUAL CONSIDERATIONS</b>                                | <b>3</b>  |
| 3.1      | EXISTING SITE CONDITIONS                                        | 3         |
| 3.2      | EXISTING PLANNING APPROVAL                                      | 3         |
| 3.3      | DESCRIPTION OF CONTEXT                                          | 3         |
| <b>4</b> | <b>PROPOSED DEVELOPMENT</b>                                     | <b>5</b>  |
| 4.1      | CHILD CARE PREMISES                                             | 6         |
| 4.2      | SWIM SCHOOL                                                     | 7         |
| 4.3      | SIGNAGE                                                         | 7         |
| 4.4      | TRAFFIC AND ACCESS                                              | 8         |
| 4.5      | ACOUSTIC COMPLIANCE                                             | 8         |
| 4.6      | WASTE MANAGEMENT                                                | 8         |
| <b>5</b> | <b>STATUTORY PLANNING ASSESSMENT</b>                            | <b>9</b>  |
| 5.1      | METROPOLITAN REGION SCHEME ( <b>MRS</b> )                       | 9         |
| 5.2      | STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE ( <b>SPP5.4</b> ) | 9         |
| 5.3      | CITY OF COCKBURN LOCAL PLANNING SCHEME NO.3 ( <b>LPS3</b> )     | 9         |
| 5.3.1    | ZONING AND LAND USE                                             | 9         |
| 5.3.2    | LPS3 DEVELOPMENT STANDARDS (COMMERCIAL AND INDUSTRIAL USES)     | 10        |
| 5.4      | LPP 1.12 NOISE ATTENUATION                                      | 12        |
| 5.5      | LPP 1.14 WASTE MANAGEMENT                                       | 12        |
| 5.6      | LPP 1.17 NON RESIDENTIAL USES IN RESIDENTIAL ZONES              | 12        |
| 5.7      | LPP 3.1 COMMERCIAL DEVELOPMENT                                  | 15        |
| 5.8      | LPP 3.7 – SIGNS & ADVERTISING                                   | 19        |
| 5.9      | LPP 5.13 – PERCENT FOR ART                                      | 20        |
| <b>6</b> | <b>CONCLUSION</b>                                               | <b>21</b> |

## APPENDICES

|             |                                         |
|-------------|-----------------------------------------|
| APPENDIX 1: | CERTIFICATE OF TITLE AND DEPOSITED PLAN |
| APPENDIX 2: | DEVELOPMENT PLANS                       |
| APPENDIX 3: | LANDSCAPE PLAN                          |
| APPENDIX 4: | TRANSPORT IMPACT STATEMENT              |
| APPENDIX 5: | ACOUSTIC ASSESSMENT                     |
| APPENDIX 6: | WASTE MANAGEMENT PLAN                   |
| APPENDIX 7: | PARKING MANAGEMENT PLAN                 |

# 1 INTRODUCTION

Apex Planning has prepared this application for planning approval on behalf of the landowner/proponent of Lot 810 Wentworth Parade, Success (hereafter referred to as the **development site**).

The proposal involves the establishment of a new child care premises and swim school facility at Lot 810, which is a key corner site connected to the Cockburn Central Secondary Centre and is directly adjacent to Cockburn Gateway Shopping City (a major employment generate for the municipality).

The proposed uses will deliver important community-based services to a growing local population within in an urban infill area, and the development is designed to a high architectural standard which responds appropriately to its street frontages.

The development proposal is supported by a range of expert reports, demonstrating its suitability from a traffic, acoustic, and waste management point of view.

The application warrants the support of the City of Cockburn and the approval of the Metro Outer DAP.

## 1.1 PRE-LODGEMENT ENGAGEMENT

Engagement/consultation has occurred with the City over the course of 2025, which includes liaison and a meeting. On 3<sup>rd</sup> November 2025, Apex Planning and the landowner attended a pre-lodgement meeting with the City of Cockburn's planning department.

Matters discussed over the course of engagement with the City includes site context, historical/existing planning approvals, correct land use classification of the swim school as Health Studio, the town planning controls, DA lodgement requirements, and procedural expectations. It was confirmed that design review would not be required.

The proposal was subsequently taken through the City's DCU process for initial comment from a traffic, health, waste, and development contribution point of view.

The feedback received from the City has informed the refinement and finalisation of the application materials.

## 2 LAND DESCRIPTION

### 2.1 LOT DETAILS

The land subject of this application for planning approval is described in **Table 1** below.

| Table 1: Lot details |                |        |       |                              |
|----------------------|----------------|--------|-------|------------------------------|
| Lot                  | Deposited Plan | Volume | Folio | Ownership                    |
| 810                  | 40296          | 2919   | 936   | Ladybug Thirty Three Pty Ltd |

The Certificate of Title and Deposited Plan are provided at **Appendix 1**. There are no encumbrances on the CT which affect the proposed development.

### 3 CONTEXTUAL CONSIDERATIONS

The following sub-sections describe the contextual characteristics of the site and local area. Refer to **Figure 1: Aerial Photo** on the subsequent page, which illustrates the development site and surrounds.

#### 3.1 EXISTING SITE CONDITIONS

The development site is a 4,000sqm irregularly shaped lot with corner frontage to Wentworth Parade (west) and Malata Crescent (south). The site also adjoins an access driveway associated with the Cockburn Gateway shopping centre along its northern boundary.

The site is vacant and is devoid of vegetation. Based on survey data, the site is generally flat with a gentle downward grade from its south-east to the north-west.

The site has access to all the usual / necessary urban utilities services, which are present within Wentworth Parade and Malata Crescent.

A site feature survey is included with the development plans at **Appendix 2**.

#### 3.2 EXISTING PLANNING APPROVAL

On 24 January 2023, the former Metro Outer JDAP approved an application for a two-storey mixed non-residential development on the site, which comprised of:

- A 92 place child care premises.
- A medical centre comprising 8 practitioners.
- An office of 1,230sqm gross floor area.
- A car park of 63 bays with full movement access to Malata Crescent.

The approval has a timeframe of 4 years and remains valid until 24 January 2027.

#### 3.3 DESCRIPTION OF CONTEXT

In terms of regional context, the development site is within the locality of Success and is approximately:

- 900m south of the Cockburn Central train station
- 7.5km south of the Murdoch Specialised Centre
- 13km south-east of the Fremantle Strategic Centre
- 20km south of Perth CBD

The development site is a vacant corner lot with frontage to Wentworth Parade (west) and Malata Crescent (east), and also has frontage to the Cockburn Gateway shopping centre access driveway along its northern boundary.

The site is connected to the Cockburn Secondary Centre which is a major activity centre for the municipality anchored by the Cockburn Central train station. The site is located adjacent to the Cockburn Gateway Shopping City site to the north (which is a major employment generator and shopping precinct for the municipality). The site interfaces with a two-way driveway and large car parking area to the north.

The site and the immediately adjacent land to the north and south are identified as being within the 'core area' of the City's Cockburn Central Activity Centre Strategy.

To the west is an established residential area zoned Residential R30 under the City's local planning scheme, which is well-separated from the site by Wentworth Parade and Merenda Lane.

To the east and south is mostly vacant/undeveloped land zoned Residential R160, with established multi-storey apartment buildings further along Malata Crescent. A small café exists opposite the site on the southern side of Malata Crescent.

Wentworth Parade is a key thoroughfare for the locality which runs between Beeliar Drive at its northern end and Hammond Road at its south-western end. Wentworth Parade in the vicinity of the site is a dual carriageway road with a raised central median and turning lanes. A left turn lane leading into Malata Crescent adjoins the majority of the site's frontage to Wentworth Parade.

Malata Crescent is a two-way undivided local road which loops around and links to Wentworth Parade south of the site.

Footpaths exist on both sides of Wentworth parade, and a footpath is within the northern verge of Malata Crescent (adjoining the site's southern boundary).

Bus stops exist along Wentworth Parade which provide a transit link between Aubin Grove station and Cockburn Central station, via the 526 route.



|                                                                                                              |                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Figure 1: Aerial Photo</b>                                                                                | <div><div><div>↑</div><div>NORTH</div></div><div><div>Drawn: Alessandro Stagno</div><div>Rev: 0</div></div></div>                 |
| <b>Lot 810 Wentworth Parade, Success</b><br>Document Set ID: 1254164<br>Version: 1, Version Date: 08/12/2025 | <div><div><div>Source: MNG Access</div><div>Date: 15 November 2025</div></div><div><div>apex</div><div>planning</div></div></div> |

## 4 PROPOSED DEVELOPMENT

This application for planning approval seeks approval for a new swim school and child care premises, with associated car parking, access, landscaping, and signage on the development site. The development plans are provided at **Appendix 2** for reference, which include 3D perspectives illustrating the development.

The proposed child care facility will deliver early education services to the growing local population, and the swim school provides swimming curriculum to similar aged babies and children. The philosophy of both facilities is to provide educational and care services to babies and small children within a pleasant and inclusive environment.

The proposed uses are complementary to one another and will deliver important community-based services for early education and child care to a growing local population within in an urban infill area, and are appropriately located within the core area of the Cockburn Central activity centre.

The location of the site is highly desirable to accommodate non-residential uses due to its corner frontages and high level of accessibility to the surrounding community both by car and public transport. The development is considered to be sensitively located, noting the uses are well-separated from existing residential properties located west of Wentworth Parade.

The layout and configuration of the development responds to the characteristics of the site and its surroundings, noting:

- The swim school and child care premises are positioned at the western side of the site and address the street frontages and shopping centre driveway.
- The street setback areas provide an interactive and permeable response to the public realm, noting the use of permeable fencing to the outdoor play areas of the child care premises, street level windows and aesthetic treatment to the swim school, and the provision of landscaping / pedestrian pathways within the street setback areas.
- The car park of 58 parking spaces is positioned to the eastern side of the site, with its full movement access to Malata Crescent located as far as possible from its 'T' intersection with Wentworth Parade. This provides a sensitive response to the adjoining vacant Residential R160 site to the east.
- The waste storage areas for both uses are provided internal to the buildings, which improves streetscape amenity.

The design and external appearance of the proposed development has been executed in a way which responds to the character of the local area, providing buildings which address street frontages and which adopt materials, colours, textures, and finishes consistent with a contemporary mixed urban character.

Landscape integration is a key element of the proposed development, with the provision of 426sqm of soft landscaping across the site which equates to 10.6% of site area and the planting of 41 trees across the car park and other areas. A landscape concept is provided at **Appendix 3** illustrating the landscaping arrangements.

A cohesive pedestrian movement network is proposed, which includes a pathway along the western side of the car park linking the entrances of both buildings to the external footpath on Malata Crescent, and a pathway along the northern end of the site which links to Wentworth Parade.

3D images of the development from various angles are provided below:



The subsequent sections provide a more specific explanation of the proposed uses.

#### 4.1 CHILD CARE PREMISES

The proposed child care premises is located at the south-western corner of the site, addressing the corner frontage of Wentworth Parade and Malata Crescent. The child care facility is proposed to operate 6:30am-6:30pm on weekdays.

The facility is comprised of a building totalling 789sqm GFA (647sqm GFA on the ground floor and 142sqm GFA on the upper floor) and an outdoor play area of 697sqm, providing internal and external areas for early education and care services. The proposed child care facility will provide 96 places for the following age groups:

Babies: 26 places

Pre-kindy: 40 places

Kindy: 30 places

Total: 96 places

The facility includes an upper level which provides an office area and internal and external staff amenities. In terms of staffing, the facility will be serviced by 18 'room ratio' educators with additional provision for centre manager, chef, and support staff.

The outdoor play areas frame the child care centre's street frontages to Wentworth Parade and Malata Crescent, adopting a 1.8m high fence which is comprised of texture brickwork up to 1.2m high with piers, and feature translucent panels.

The facility includes a 10.69sqm internalised bin store facing the car park which is capable of accommodating five 660L bins.

## 4.2 SWIM SCHOOL

The proposed swim school is located at the north-western corner of the site, addressing the corner frontage of Wentworth Parade and the Cockburn Gateway shopping centre access driveway.

The swim school is comprised of a building totalling 886sqm GFA which includes a pool, change rooms, UAT, staff areas, and back of house areas. The swim school is a facility designed for the delivery of specialised swimming curriculum to babies and small children. The swim school does not include any café or food-based services.

The facility operates 6:30am-8pm 7 days per week, delivering swimming curriculum in a structured manner through pre-organised lessons. The lessons are delivered in two 'shifts', with the facility usually not providing lessons between 12:30pm – 2:30pm. Approximately 6-7 lessons are provided per shift, with up to 25 kids in the pool for lessons during normal activity and up to 35 kids in the pool for lessons during the peak periods.

Staffing at any one time is usually comprised of a manager, a customer service officer, pool supervisors, and swim teachers, which totals 7-10 staff in peak periods.

The swim school includes a 20.29sqm internalised bin store co-located with the mechanical plant area which would contain up to four 660L bins.

## 4.3 SIGNAGE

The subject application includes carefully considered signage which is modest and integrated with the building design. The following signage is proposed:

- On the swim school: a 6.5m x 1.7m Carlile Swimming lettering and logo on the northern elevation, and a 2.75m x 1.4m logo and separate small lettering on the façade facing the car park.
- On the child care premises: a circular Early Learning Collective sign panel of 1.8m diameter above the entry facing the car park, and a 2.9m x 1.7m logo and lettering on the southern elevation.

All signage is designed and constructed to a high standard. The extent of signage proposed ensures the site is identifiable, whilst minimising proliferation and visual clutter. An assessment against the City's signage policy is provided in this report.

#### 4.4 TRAFFIC AND ACCESS

The proposed development is supported by a Transport Impact Statement (**TIS**) produced by Transcore (**Appendix 4**).

The TIS is prepared in accordance with the WA Planning Commission's traffic impact assessment guidelines and confirms the subject development would generate approximately 96 trips during the typical weekday AM peak and 85 trips during the typical weekday PM peak. This level of traffic generation is entirely capable of being accommodated by the local road network with minimal impact.

Additionally, the TIS contains swept paths depicting the satisfactory movements of 8.8m service vehicles within the car park, entering and exiting in forward gear. As some parking spaces are needed for waste truck manoeuvrability, servicing will be coordinated by the operators of the two facilities during off-peak periods.

The TIS demonstrates that the proposed development is acceptable from a traffic and access point of view.

#### 4.5 ACOUSTIC COMPLIANCE

An environmental noise assessment has been produced by Lloyd George Acoustics (refer to **Appendix 5**), which considers noise generated by the swim school and child care facility in relation to existing and future sensitive receivers.

The assessment concludes that the development can achieve compliance with the assigned noise levels of the *Environmental Protection (Noise) Regulations 1997* at nearby sensitive properties, subject to:

- A noise verification assessment of the mechanical plant of both facilities at detailed design stage, per standard practice.
- Minimum 1.8m high solid fencing of minimum 8kg/sqm surface mass be constructed along the eastern boundary (already shown on the drawings).

A number of 'best practice' measures have also been suggested, which can be incorporated as part of good operational practice.

#### 4.6 WASTE MANAGEMENT

The proposed development is supported by a waste management plan which outlines the waste management arrangements for both uses, provided at **Appendix 6**.

Both facilities will be serviced by a private waste contractor. The car park is designed to comfortably cater for the movements of an 8.8m waste vehicle, and sufficient waste storage area is provided to enable the required frequency of collections for each use.

## 5 STATUTORY PLANNING ASSESSMENT

### 5.1 METROPOLITAN REGION SCHEME (MRS)

The development site and adjoining roads/properties are zoned Urban under the MRS. The proposed uses are important urban support services and warrant approval.

### 5.2 STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE (SPP5.4)

The development site is partially affected by the noise trigger area of Kwinana Freeway, which is identified as a 'strategic freight and/or major traffic route' in accordance with SPP5.4.

As the site is separated from the edge of the road carriageway of Kwinana Freeway by 260 metres, the 'forecast excess noise level' is 0db in accordance with the SPP5.4 Guidelines, and hence no noise mitigation measures are required.

### 5.3 CITY OF COCKBURN LOCAL PLANNING SCHEME NO.3 (LPS3)

#### 5.3.1 ZONING AND LAND USE

The development site is zoned Residential R160 under the City's LPS3. Refer to **Figure 2 – Zoning Map**. In accordance with Clause 3.2.1(a) of LPS3, the Residential zone objectives are:

- i) To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- ii) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- iii) To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

The subject application seeks approval for a Child Care Premises and Health Studio (swim school), which are both identified as 'A' discretionary uses in the Residential zone. The proposed uses align with the Residential zone objectives and are entirely appropriate for establishment on the site for the following reasons:

- The proposed buildings are evidently designed to a high architectural standard, providing an appropriate response for this key corner site which is adjacent to a major shopping precinct and connected to a secondary activity centre. Each site frontage is addressed with articulated / treated built form, windows or outdoor play areas, and attractive landscaping.
- The proposed uses will provide genuine and necessary urban support services to the existing and growing local population, within an accessible and convenient location.
- The site has two road frontages and a frontage to a major shopping site, and has been designed sensitively to ensure it is compatible to any future development which occurs on vacant land further east.



### 5.3.2 LPS3 DEVELOPMENT STANDARDS (COMMERCIAL AND INDUSTRIAL USES)

Clause 4.9 of LPS3 sets out a range of development standards applicable to commercial and industrial uses. As the City's local planning framework identifies Child Care Premises and Health Studio as 'commercial' uses, the standards under Clause 4.9 are relevant.

**Table 2** below provides an assessment against the relevant standards of Clause 4.9.

| Table 2: Assessment against Clause 4.9 standards                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scheme requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>4.9.1 Building Setback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| a) A building shall be setback from lot boundaries in accordance with the provisions of the <b>Building Code</b> of Australia.                                                                                                                                                                                                                                                                                                                                                         | The proposed buildings are set back in accordance with the BCA.                                                                                                                                                                                                                                                                                                                                                 |
| b) A building shall be setback from boundaries or erected on boundaries so that the <b>impact</b> on the use and amenity of the adjoining buildings is minimised and the scale and bulk of the building is compatible with the streetscape.                                                                                                                                                                                                                                            | The proposed development is comprised of buildings which achieve a two-storey scale of built form, which is consistent with the scale of commercial buildings at the Cockburn Gateway Shopping City site, and are compatible with the streetscape. The buildings are well set back from the eastern boundary, separated by a car park, which reduces the risk of built form impact to the adjoining vacant lot. |
| <b>4.9.2 Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| a) A minimum <b>on-site</b> provision of <b>ten percent (10%)</b> of the total area of the lot or of a defined portion of the lot, the subject of an Application for Planning Approval, shall be set aside, developed and maintained as a landscaped area.                                                                                                                                                                                                                             | The proposed development provides 426sqm of soft landscaping area which represents 10.6% of the site area.                                                                                                                                                                                                                                                                                                      |
| b) Despite <b>clause 4.9.2 a)</b> the local government may reduce the minimum <b>on-site</b> provision to not less than <b>five percent (5%)</b> of the total area of the lot to be set aside, developed and maintained as a landscaped area where the owner agrees in writing either as part of the Application for Planning Approval or separately that all of the street verge abutting the lot shall be included in the landscape area in accordance with <b>clause 4.9.2 c)</b> . | Despite the fact the onsite landscaping provision is compliant, the external verges are proposed to be improved with landscaping which increases total landscaping provision for the proposal.                                                                                                                                                                                                                  |
| c) Where the <b>street verge</b> is included in the landscaped area it shall be developed and maintained by the owner as an integral part of the on-site provision referred to in <b>clause 4.9.2 b)</b> .                                                                                                                                                                                                                                                                             | Noted.                                                                                                                                                                                                                                                                                                                                                                                                          |
| d) The landscaped area provided on the lot shall have a minimum width of not less than <b>1.5 metres</b> and distributed in areas of not less than <b>4.0 square metres</b> .                                                                                                                                                                                                                                                                                                          | This requirement is generally complied with, except for a 1m wide landscaping strip provided along the northern boundary. The landscaping arrangements have been formulated by a suitably qualified and experienced landscape architect, and the planting arrangements within this landscaping strip are viable and appropriate.                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| e) There shall be not less than one <b>(1) shade tree</b> planted for every 10 linear metres of verge frontage or for every 50 square metres of the total landscaped area provided on the lot and within street verge, whichever results in the greater number of trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | This requirement is complied with, per the details on the landscape plan.                                                                                                                                                                                                                                                                                                                                   |
| f) There shall be not less than one <b>(1) shade tree</b> planted in the car parking area for every (3) side-by-side car parking spaces provided on the lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Based on 58 bays, the car park requires 19.3 trees. The car park provides 19 trees.                                                                                                                                                                                                                                                                                                                         |
| g) The landscaping is to be <b>confined</b> to the area of the lot between the building or the use of the land and the boundaries of the lot adjoining the public road reserve, or other public reserve, unless the local government agrees otherwise in any special circumstance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Noted.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>4.9.3 Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                             |
| a) Buildings shall be located on land abutting a residential zone so as to minimise <b>overshadowing</b> on, and to maximise <b>privacy</b> within adjoining, existing or future residences.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The development site is located at the western side of vacant residential land and its buildings are set back such that visual privacy and overshadowing impacts are reduced or eliminated.                                                                                                                                                                                                                 |
| b) Buildings shall be <b>designed</b> so that they are complementary with their surroundings and adjoining development in terms of their external appearance, design, height, scale and bulk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposed buildings are designed to a high architectural standard, adopting materials, finishes, colours, treatments, and articulation which integrate within an urban activity centre environment. The buildings adopt a contemporary semi-institutional design style which incorporates domestic materiality and colour palette, providing an appropriate response to the corner location of the site. |
| c) Buildings shall be located on the lot and provide landscaped areas which enhance the <b>streetscape</b> and add to the attractiveness of the locality of which they form part.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Refer earlier responses.                                                                                                                                                                                                                                                                                                                                                                                    |
| d) Advertising <b>signs</b> shall be -<br>(i) <b>attached</b> to the walls or facade of a building or structure so as not to protrude above the height of the wall to the building or the structure;<br>(ii) <b>limited</b> to a common pylon sign or hoarding for developments comprising more than two units, strata titled units or businesses up to a maximum of six (6) advertisements to each sign where units, strata title units or businesses exceed 6 in number or the development comprises a service station as one component then a maximum of two pylon signs or hoardings are permitted for that site;<br>(iii) erected on the property to which they <b>relate</b> ;<br>(iv) professionally designed and installed and not detract from the <b>streetscape</b> within which they are located. | Signage is integrated within the facades of the proposed buildings, is modestly sized, and is consistent with the design style of the buildings. No freestanding signs are proposed.                                                                                                                                                                                                                        |
| e) Each premises will clearly display their street number and where there is no <b>street number</b> allocated to the property, the lot number shall be displayed instead.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Noted.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>4.9.4 Convenience and Functionality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a) Every development shall be <b>designed</b> to ensure that it is convenient and functional for those who will use the development particularly in respect to -</p> <ul style="list-style-type: none"> <li>(i) the <b>relationship</b> of the development to the use and enjoyment of the adjoining lots;</li> <li>(ii) the <b>convenient</b> location of public and employee facilities provided on the lot;</li> <li>(iii) <b>safety and amenity</b>;</li> <li>(iv) <b>accessibility</b> of driveways, footpaths, car parking bays, service bays and storage areas.</li> </ul> | <p>The proposed development is designed in accordance with applicable regulatory requirements, operator requirements, and town planning requirements to ensure it is convenient and functional for all those who will use it.</p>                    |
| <p>b) A development which requires planning approval under the Scheme that complies with the development standards and requirements of the Scheme, but cannot demonstrate convenience and functionality will <b>not be approved</b>, unless the local government determines otherwise in any particular case.</p>                                                                                                                                                                                                                                                                    | <p>Noted. The proposed development achieves a high level of convenience and functionality.</p>                                                                                                                                                       |
| <p style="text-align: center;"><b>4.9.5 Vehicle Parking</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |
| <p>a) A person shall not use land for a purpose specified in <b>Table 3 and Table 4</b> unless <b>car parking</b> spaces, <b>delivery</b> bays and <b>bicycle</b> racks of the number specified in the <b>Table</b> are provided and maintained and are sealed, drained and marked to the local government's specifications.</p>                                                                                                                                                                                                                                                     | <p>The proposed development provides 58 marked spaces (inclusive of ACROD bays) and a turnaround bay within the car park. A parking management plan is provided at <b>Appendix 7</b> which demonstrates the parking arrangements are acceptable.</p> |

## 5.4 LPP 1.12 NOISE ATTENUATION

The City's LPP1.12 applies where non-residential uses which may generate noise are located in close proximity to existing or future residential receivers. An environmental noise assessment has been prepared in accordance with the provisions of LPP1.12, which is provided at **Appendix 5**. The noise assessment demonstrates the proposed development can comply with the *Environmental Protection (Noise) Regulations 1997*.

## 5.5 LPP 1.14 WASTE MANAGEMENT

The City's LPP1.14 applies to the proposed development, and requires a waste management plan be prepared in support of applications involving non-residential land uses where waste is generated.

A WMP is provided at **Appendix 6** which demonstrates satisfactory waste management arrangements, consistent with the objectives and provisions of LPP1.14.

## 5.6 LPP 1.17 NON RESIDENTIAL USES IN RESIDENTIAL ZONES

The City's LPP1.17 provides guidance in assessment of planning applications for non-residential development in residential zones.

**Table 3** below provides an assessment against the relevant requirements of LPP1.17.

**Table 3: Assessment against LPP1.17 criteria**

| Policy criteria                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(1) Location</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1. Proposed uses shall generally be located where they abut, are opposite or are in close proximity to (and can be directly viewed from) an existing or proposed Regional, District or Local Centre. | The development site is connected to the Cockburn Central Secondary Centre and is directly adjacent to the Cockburn Gateway Shopping City shopping precinct.                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2. Proposed uses shall generally be located within 250m of any public transport bus route or 500m of a train station, measured in a straight line from any part of the route to any part of the lot. | The subject site is within 250m of bus routes along Wentworth Parade which provide a transit link to/from Aubin Grove train station and Cockburn Central train station. Additionally, the Cockburn Central station is approx 900m from the site.                                                                                                                                                                                                                                                                                                                       |
| <b>(2) Built form</b>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1. The built form of proposals shall be consistent with the height, bulk, scale and intensity of surrounding residential dwellings to ensure that the locality maintains a residential character.    | The site is detached from existing residential dwellings, which are located to the west beyond Wentworth Parade. Notwithstanding, the proposed buildings are designed to a high architectural standard, adopting materials, finishes, colours, treatments, and articulation which integrate within an urban activity centre environment. The buildings adopt a contemporary semi-institutional design style which incorporates domestic materiality and colour palette, providing an appropriate response to the corner location of the site.                          |
| 2. Proposed buildings shall address the street by way of major openings, entries and provide high levels of passive surveillance.                                                                    | <p>The proposed buildings provide high levels of passive surveillance through:</p> <ul style="list-style-type: none"> <li>• The framing of the child care premises with outdoor play areas which address street frontages, and the use of permeable fencing treatments to enable interactivity.</li> <li>• The swim school provides pedestrian level windows facing Wentworth Parade which will enable surveillance and interactivity, though the windows will be slightly obscured noting the need for some security for this particular type of activity.</li> </ul> |
| 3. Building setbacks (street and side) and heights shall be as per the residential code of the land in accordance with the Residential Design Codes of WA.                                           | <p>The development site is coded R160, which under the R-Codes volume 2 requires minimum street setbacks of 2 metres, minimum side setbacks of 3 metres, minimum rear setbacks of 6 metres, and maximum building height of 5 storeys.</p> <p>The subject development complies with each of these requirements, noting street setbacks are 2m or more, building height is maximum two storeys, and the setback to the eastern boundary is substantial.</p>                                                                                                              |
| <b>(3) Vehicle parking</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1. Vehicle parking should generally be contained on-site to avoid the likelihood of street and verge parking associated with the use.                                                                | Vehicle parking is provided onsite.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| 2. Vehicle parking areas should generally be to the rear of the lot and screened from view of neighbouring residential dwellings. Some parking in the front setback of the building may be suitable.                                                                                                                            | The car parking area is screened from view of the street with built form and boundary landscaping.                                                                                                                  |
| <b>(4) Traffic</b>                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                     |
| 1. Applications shall generally be accompanied by a Traffic Impact Study or Assessment to demonstrate that the surrounding road network can accommodate any additional traffic generated by the proposal. Proposals that generate traffic beyond the capacity of the surrounding road network shall generally not be supported. | A TIS supports the application, which demonstrates peak hour traffic generation is within the 'moderate' threshold of impact and entirely capable of being sustained by the surrounding road network.               |
| <b>(5) Noise</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                     |
| 1. Applications shall generally be accompanied by a Noise Impact Assessment to demonstrate that the proposed use will not generate an unreasonable level of noise that may negatively impact on the amenity of neighbours.                                                                                                      | A noise assessment supports the application, which demonstrates compliant noise levels can be achieved through all hours of operation.                                                                              |
| <b>(6) Landscaping</b>                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                     |
| 1. Proposals shall be compatible with the landscape and environmental qualities of the locality.                                                                                                                                                                                                                                | A landscape concept has been prepared which demonstrates appropriate planting arrangements, which are suitable for the location and which will provide screening to the adjoining eastern boundary with trees.      |
| 2. Quality semi-mature Landscaping should be installed to provide screening and buffers to non-residential uses.                                                                                                                                                                                                                |                                                                                                                                                                                                                     |
| <b>(7) Signage</b>                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                     |
| 1. Signage for proposals shall be minimal and avoid the use of pylon signs, roof mounted signs, illuminated signs and any other sign that may detract from the amenity of residential neighbours.                                                                                                                               | Signage is minimised, noting the provision of two modestly sized signs on each building. The signs are designed consistent with the prevailing architecture of the buildings and is appropriate within its context. |
| 2. Signage for proposals shall accord with Council's Local Planning Policy 3.7 'Signage'.                                                                                                                                                                                                                                       | Noted.                                                                                                                                                                                                              |
| <b>(8) Lighting</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                     |
| 1. Lighting of the building and any car parking area shall be designed and constructed to ensure that it complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not detract from the amenity of neighbours.                                                                                         | Noted. This can be addressed by way of condition.                                                                                                                                                                   |
| <b>(9) Waste</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                     |
| 1. Waste storage and collection shall be considered as part of the proposal. Any proposed bin storage area shall be designed and located so that it does not detract from the amenity of neighbours.                                                                                                                            | A WMP is provided at <b>Appendix 6</b> which demonstrates acceptable waste management approach.                                                                                                                     |

## 5.7 LPP 3.1 COMMERCIAL DEVELOPMENT

The City's LPP3.1 intends to provide a comprehensive framework for the planning and development of commercial uses in the municipality, providing provisions specific to various uses, including child care premises and health studios.

**Table 4** below provides a response to the relevant policy criteria under LPP3.1.

| Table 4: Response to LPP3.1 policy criteria                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy criteria                                                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>(2) Child care premises</b>                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1. Location and residential amenity                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (a) Sites in close proximity to busy intersections or Primary Regional Roads and Other Regional Roads are not preferred due to issues of traffic conflict, noise and possible health implications associated with vehicle emissions.                                                                                                                                                 | The development site is not near any busy intersections or regional roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (b) Child care premises should be located adjacent or within close proximity to public transport routes.                                                                                                                                                                                                                                                                             | The site is within 250m of bus routes along Wentworth Parade which provide a transit link to/from Aubin Grove train station and Cockburn Central train station. Additionally, the Cockburn Central station is approx 900m from the site.                                                                                                                                                                                                                                                                                                      |
| (c) The built form of the development should be consistent with the scale and character of the locality and should lend itself to domestic (residential) architecture if located in a residential setting.                                                                                                                                                                           | The site is detached from existing residential dwellings, which are located to the west beyond Wentworth Parade. Notwithstanding, the proposed buildings are designed to a high architectural standard, adopting materials, finishes, colours, treatments, and articulation which integrate within an urban activity centre environment. The buildings adopt a contemporary semi-institutional design style which incorporates domestic materiality and colour palette, providing an appropriate response to the corner location of the site. |
| (d) The proposed materials, colours and finishes should be sympathetic to surrounding development.                                                                                                                                                                                                                                                                                   | The proposed buildings adopt materials and colours and finishes which are generally of a domestic character, noting the use of lighter / creamier colour tones, feature face brick, timber-look cladding, and skillion and pitch roof forms. These elements are sympathetic to the surrounding area, which has a mixed commercial, medium to high density, and suburban residential character.                                                                                                                                                |
| (e) The layout and design of child care premises shall include noise attenuation measures to ameliorate the impact of the use on adjoining and surrounding properties (if applicable). Noise-generating activities such as play areas, vehicle access ways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses, such as residences. | The development site is a corner lot with minimal sensitive interfaces. The child care facility positions the outdoor play areas along its street frontages which reduces noise impact. A car parking area which is generally generates the least noise is provided along the eastern boundary, with acoustically compliant fencing.                                                                                                                                                                                                          |
| (f) In order to maintain the visual amenity of the locality, landscape screening to car parking areas from the street and adjoining premises is                                                                                                                                                                                                                                      | A landscape concept is provided with the DA materials which illustrates appropriate landscape planting measures along street frontages and                                                                                                                                                                                                                                                                                                                                                                                                    |

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| required. Existing and proposed major plantings must be detailed on site plans, with proposed landscaping incorporating dense shrubs and trees. Wherever possible, retention of existing mature vegetation will be encouraged by the City (providing on-site safety is not compromised).                                                                                                   | within the car park, providing a suitable extent of screening and streetscape response.                                                                                                                                                                                 |
| (g) Child care premises will not be supported within cul-de-sacs or on lots with a battle-axe access leg.                                                                                                                                                                                                                                                                                  | The development site is not on a cul-de-sac or battle-axe site.                                                                                                                                                                                                         |
| 2. Site design                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                         |
| (a) The site is to have a regular shape, with a minimum lot area of 1,000m2 and an effective frontage of 20m to provide the opportunity for design aimed at minimising the impact on surrounding residential properties.                                                                                                                                                                   | The development site is suitable size and shape to accommodate the proposed development.                                                                                                                                                                                |
| (b) Site coverage is required to be a maximum of fifty per cent (50%) to allow for adequate open space, residential character and car parking areas.                                                                                                                                                                                                                                       | Site cover is well below 50% across both buildings.                                                                                                                                                                                                                     |
| (c) The first 2.m from the front boundary of the lot shall be landscaped as a minimum. Secondary street frontages shall have a minimum 1m landscaping strip.                                                                                                                                                                                                                               | Generous landscape buffers are provided along the periphery of the site, which either exceed 2m or achieve 2m through averaging at the primary street boundary and exceed 1m wide to other boundaries.                                                                  |
| 3. Landscaping                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                         |
| (a) The first 2m from the front boundary of the lot shall be landscaped as a minimum.                                                                                                                                                                                                                                                                                                      | Generous landscape buffers are provided along the periphery of the site, which either exceed 2m or achieve 2m through averaging at the primary street boundary and exceed 1m wide to other boundaries.                                                                  |
| (b) Secondary street frontages shall have a minimum 1m landscaping strip.                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                         |
| 4. Outdoor play areas                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                         |
| (a) Outdoor play areas should be located so as to minimise their impact on the amenity of the adjoining properties whilst taking advantage of solar orientation where possible. Outdoor play areas should be screened from sources of pollution, such as car parking areas and roads, by appropriate fencing and/or dense vegetation.                                                      | The outdoor play area is provided along street frontages which reduces noise impact and optimises useability. The play areas have an excellent northern aspect, and the play area for the baby groups is south-facing which optimises shade for the youngest age group. |
| (b) A portion of the outdoor play area is required to be covered with a shade structure for sun protection. The colours and materials of this shade structure should be sympathetic to surrounding development.                                                                                                                                                                            | Shading is provided per regulatory requirements. Shade structures are indicated on the DA plans.                                                                                                                                                                        |
| (c) Where the play area is located in the front setback area, fencing of this area shall be predominantly open. Fencing should not appear solid, adversely affecting in particular residential Streetscape or cast shadows over the play area. These same requirements also generally apply to secondary street frontages (recognising some sections of screen fencing will be necessary). | Permeable fencing is provided along the periphery of the outdoor play areas.                                                                                                                                                                                            |
| 5. Parking and traffic                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                         |

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| (a) Car parking areas should be purposely located on-site so as to be visible from the street to encourage patrons to park on-site instead of on road verges. Car parking bays that are the least visible or accessible should be allocated for staff use.                                                                                                                                                                                                                                                                                                | Parking is provided onsite. Parking at the western side of the car park will be reserved for visitors.                                                                                                        |
| (b) Car parking areas are required to be landscaped with the objective of providing shade and softening the impact of car parking and the development on the streetscape.                                                                                                                                                                                                                                                                                                                                                                                 | A landscape concept is provided with the DA materials demonstrating a compliant provision of trees within the car park (19), which will both provide shade and improve the visual amenity of the development. |
| (c) On-site parking provision is to be in accordance with the requirements of TPS 3:<br>1 bay: 1 employee, PLUS<br>1 bay: 10 children                                                                                                                                                                                                                                                                                                                                                                                                                     | Noted, a parking management plan is provided at <b>Appendix 7</b> which demonstrates acceptable parking provision.                                                                                            |
| (d) Parking for larger vehicles (buses and service vehicles) should be considered in the design and layout of parking areas.                                                                                                                                                                                                                                                                                                                                                                                                                              | Not applicable.                                                                                                                                                                                               |
| (e) Traffic associated with a child care premises is not to unreasonably reduce the function and safety of the local road network. Vehicle access to and from the site must be available in forward gear, achieved through adequate on-site manoeuvring.                                                                                                                                                                                                                                                                                                  | A TIS is included with the DA materials demonstrating acceptable traffic and access arrangements.                                                                                                             |
| (f) Pedestrian movement across and/or through parking provided for a child care premises is to take place on dedicated pedestrian paths (for parent/child safety).                                                                                                                                                                                                                                                                                                                                                                                        | A dedicated pedestrian path is provided along the western side of the car park which links the entrance of the child care premises to the external path network.                                              |
| <b>6. Hours of operation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                               |
| Days and times of operation shall generally be restricted from Monday to Friday, from 6.00am to 7.00pm and Saturday, from 8.00am to 4.00pm, unless otherwise approved by the City.                                                                                                                                                                                                                                                                                                                                                                        | The child care premises is proposed to operate 6:30am-6:30pm weekdays.                                                                                                                                        |
| <b>7. Signage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                               |
| All signage associated with the child care premises shall be consistent with the City's Signage Policy, in addition to addressing the following:-<br>(a) be compatible and sympathetic to adjoining development to ensure the amenity of the surrounding area is maintained;<br>(b) not be placed in a location that detrimentally interferes with the visibility of traffic and pedestrians entering and leaving the lot, adjacent property or roadway;<br>(c) not display signs exceeding 1m <sup>2</sup> in aggregate;<br>(d) not include Pylon signs. | The development proposes modest signage, noting two separate signs on the building which are relatively small in size and designed in a way which aligns with the prevailing architecture of the building.    |
| <b>8. Bin storage areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                               |
| Applications for planning approval must include details of cleaning areas, bin storage and rubbish removal. The following are standard requirements for bin storage areas:-<br>(a) A floor area not less than 3m x 3.5m excluding the area of any access way;                                                                                                                                                                                                                                                                                             | A WMP is provided at <b>Appendix 6</b> which demonstrates acceptable waste management arrangements.                                                                                                           |

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| <p>(b) Walls constructed of smooth, impervious, solid material at a height of not less than 1.8m;</p> <p>(c) A floor of not less than 76mm thickness, constructed of impervious concrete graded to a 100mm industrial floor waste connected to sewer and charged with a hose cock.</p> <p>(d) Details of rubbish management are also to be provided. This includes rubbish removal days and pick-up times. The day and time of rubbish removal should have regard for the nature of the location, particularly for the purpose of protecting residential amenity.</p>                                |                                                                                                                                                                                                                                                                                                                                                                      |
| 9. Bushfire management plan (not applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                      |
| <b>(3) Health studios</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                      |
| 1. Land use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Under TPS 3 'Health Studio' means land and buildings designed and equipped for physical exercise, recreation and sporting activities including outdoor recreation.</p> <p>Different types of health studios that fall into this definition include (but are not limited to):</p> <ul style="list-style-type: none"> <li>• Gymnasiums for the purpose of individual and group based fitness and training;</li> <li>• Boxing and martial arts classes;</li> <li>• Dance classes;</li> <li>• Yoga/Pilates/Spin classes;</li> <li>• Gymnastics; and</li> <li>• A combination of the above.</li> </ul> | <p>The proposed health studio delivers swimming curriculum to babies and small children within a structured and organised lessons-based format. The facility is designed and equipped for this purpose, with a large indoor pool and associated change rooms, staff amenities, and the like. The proposed swim school is properly classified as a health studio.</p> |
| 2. Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                      |
| <p>a) Health studios are encouraged where there is sufficient vehicle parking, such as in commercial and industrial areas with a readily available supply of parking spaces or a capacity to create additional parking spaces. Where possible, health studios shall be purpose built as opposed to retrofitting other uses such as warehouses.</p>                                                                                                                                                                                                                                                   | <p>The development site is within an activity centre location and is adjacent to the Cockburn Gateway Shopping City shopping precinct. The site provides sufficient parking spaces, and is in close proximity to public transportation.</p>                                                                                                                          |
| <p>b) All activities associated with an approved health studio shall be conducted within the approved building and not extend to the parking areas and/or Council property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Noted.</p>                                                                                                                                                                                                                                                                                                                                                        |
| 3. Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                      |
| <p>a) Car parking bays shall be located within the lot boundaries of the subject site unless utilising joint use of car parking facilities as outlined under the requirements of TPS 3;</p>                                                                                                                                                                                                                                                                                                                                                                                                          | <p>All proposed parking is contained within the site.</p>                                                                                                                                                                                                                                                                                                            |
| <p>b) Applications for a change of use to health studios that result in a parking shortfall on site may be considered at the discretion of the City. Discretion may be exercised with regard to parking shortfalls for a unit in a tenancy with shared parking arrangements where classes are proposed to operate outside standard business hours;</p>                                                                                                                                                                                                                                               | <p>A parking management plan is included at <b>Appendix 7</b> which demonstrates acceptable parking arrangements.</p>                                                                                                                                                                                                                                                |

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| 4. Gymnasium health studios (not applicable)                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                             |
| 5. Other health studios                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |
| a). Car parking for health studios shall be provided at the rate of 1 car parking bay for every two persons accommodated.                                                                                                                                                                                                                                                                                                            | A parking management plan is provided at <b>Appendix 7</b> which demonstrates acceptable parking provision. |
| 6. Bicycle parking                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |
| a) Bicycle parking for all health studios is to be at the rate of 1 per 100sqm of active floor space.                                                                                                                                                                                                                                                                                                                                | Noted.                                                                                                      |
| 7. End of trip facilities                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                             |
| a) The provision of End of Trip Facilities must be provided on site and shall be in accordance with LPP 3.8                                                                                                                                                                                                                                                                                                                          | The health studio provides showers, changerooms, and lockers.                                               |
| 8. Other                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                             |
| a). When making application for a change of use to a health studio, proposals that are located in strata titled properties containing a car parking area in common property, require approval from the body corporate/strata manager where the change of use results in a parking shortfall. A letter with a strata body common seal clearly indicating non-objection to the proposed health studio is required with regard to this. | Not applicable.                                                                                             |
| b) Applications for Health Studios shall include a completed 'Health Studio Supplementary Information Form'. (See attached). Applications for a change of use to health studio will not be considered unless the checklist is completed.                                                                                                                                                                                             | Noted.                                                                                                      |
| c). Classes on City reserves and public spaces such as beaches, football ovals etc. are exempt from the need to obtain Planning Approval. However, prospective applicant wishing to use City reserves and public spaces shall liaise with the City's Recreation Services.                                                                                                                                                            | Not applicable.                                                                                             |

## 5.8 LPP 3.7 – SIGNS & ADVERTISING

The subject application includes carefully considered signage which is modest and integrated with the building design, but which requires assessment against LPP3.7.

The following signage is proposed:

- On the swim school: a 6.5m x 1.7m Carlile Swimming lettering and logo on the northern elevation, and a 2.75m x 1.4m logo and separate small lettering on the façade facing the car park.
- On the child care premises: a circular Early Learning Collective sign panel of 1.8m diameter above the entry facing the car park, and a 2.9m x 1.7m logo and lettering on the southern elevation.

**Table 5** below provides an assessment against the standards set out by the City's LPP3.7.

| Table 5: assessment against standards for signage                        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy standard                                                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Wall signs</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| a) Maximum size of 6sqm<br>b) Not exceeding 10% in area on any one wall. | All signs except the 6.5m x 1.7 Carlile Swimming letter / logo sign comply with the maximum size of 6sqm. Whilst the sign is slightly larger than 6sqm, it is evidently appropriate in the context of the building based on its position and design. The sign is simplistic in nature and adds to the aesthetic of the building through complementary colours and styling. The signs do not equate to 10% of area on any one wall. |

## 5.9 LPP 5.13 – PERCENT FOR ART

The City's LPP5.13 stipulates that development proposals for commercial uses with a value exceeding \$1 million (exc GST) trigger a 1% public art requirement.

As the subject proposal exceeds \$1 million in value, public art will be triggered. It is anticipated this matter will be addressed as a suitable condition of planning approval.

## **6 CONCLUSION**

This application for planning approval involves the establishment of a new child care premises and swim school with associated parking, landscaping, signage and access at Lot 810 Wentworth Parade, Success.

The information presented in this application for planning approval demonstrates the proposed development is entirely appropriate and warrants the City's support for the following reasons:

- The development is appropriately located and will deliver land uses which provide important support services to a growing local population in an urban activity centre context.
- The proposal is consistent with the applicable requirements of the planning framework, including the City's LPS3 and local planning policies.
- The built form approach provides a sensible response to the site's corner location and is sensitive to the surrounding locality which includes residential properties.
- The proposal is supported by a number of expert assessments, demonstrating it is acceptable.

The application warrants the support of the City of Cockburn and the approval of the Metro Outer DAP.