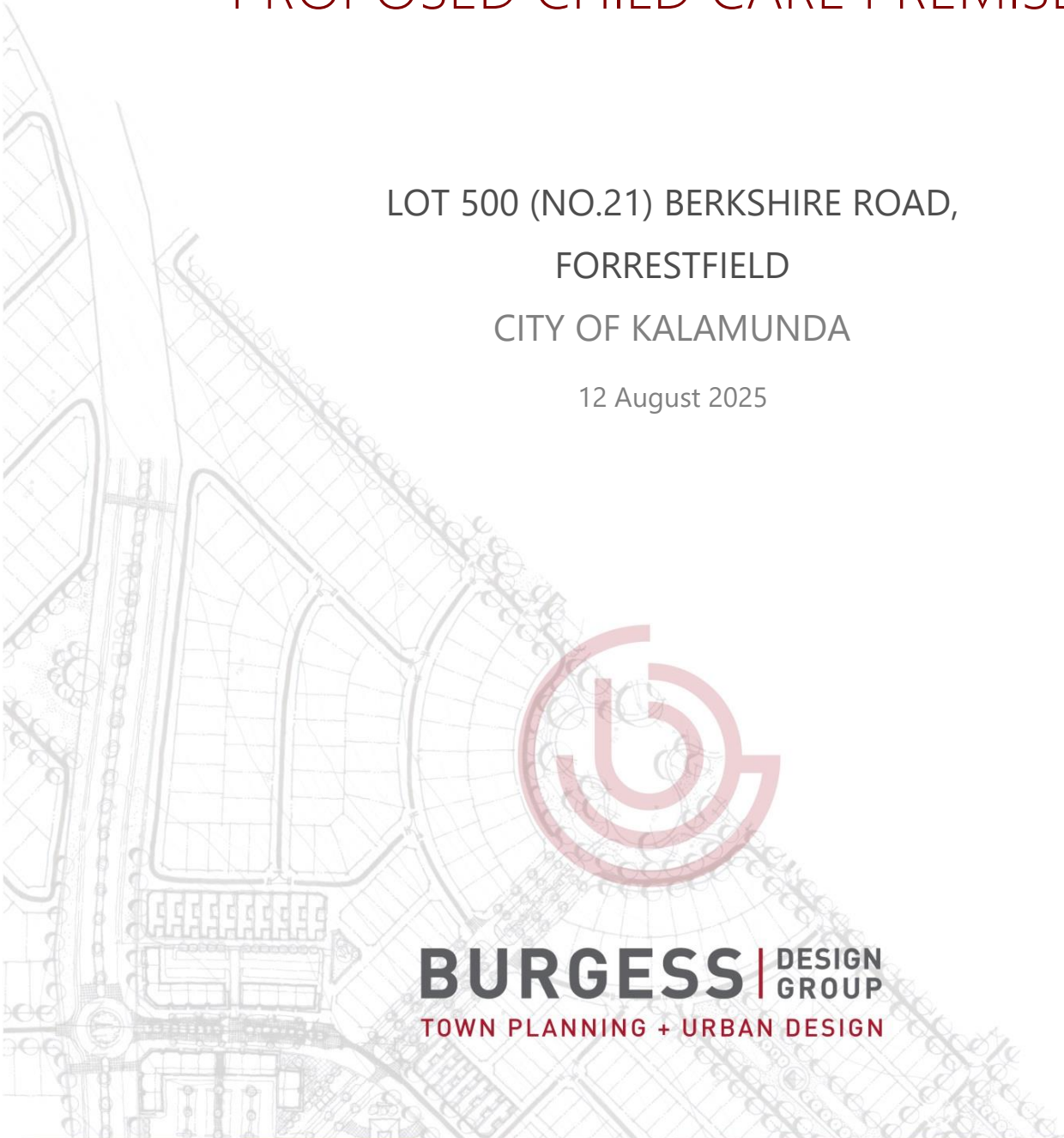




DEVELOPMENT APPLICATION PROPOSED CHILD CARE PREMISES



LOT 500 (NO.21) BERKSHIRE ROAD,
FORRESTFIELD
CITY OF KALAMUNDA

12 August 2025



BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN



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1. INTRODUCTION

Burgess Design Group has been appointed by BCV Early Learning II Pty Ltd (The Trustee for 21 Berkshire Road Asset Trust), the contracted purchaser of Lot 500 (No.21) Berkshire Road, Forrestfield (the "site") for the provision of town planning consultancy services associated with the preparation of a Development Application and coordination of statutory approvals, to facilitate development of a Child Care Premises on the land.

This proposal will facilitate the delivery of essential child care and early learning services that will assist in meeting existing and future demand within the locality.

Development approval is required under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended) with the development application to be assessed under the requirements of the City's Local Planning Scheme No. 3 (LPS 3).

The following report provides an overview of the site characteristics, the local and regional context and the findings of technical investigations. The report also explains the rationale of the building design and the statutory and strategic framework that will guide its implementation.

This Development Application has been formulated in collaboration with a team of specialist consultants, who have provided technical input in relation to matters as follows:

Meyer Shircore Architects	Architectural Plans
Ecoscape	Landscape Plans for Carpark & Verge
Trees Need Tree Surgeons	Arboricultural Inspection Report
Herring Storer Acoustics	Environmental Acoustic Assessment
Urbii	Transport Impact Statement
Urbii	Waste Management Plan
Colliers	Civil Concept Design
Bushfire Prone Planning	Bushfire Management Plan & Bushfire Emergency Plan
Austech Illusions	Public Artwork Proposal
Galt Geotechnics	Geotechnical & Environmental Study
EMERGEN	Sustainability Strategy Report

1.1 ABBREVIATIONS

Abbreviations used in this report are summarised below for ease of reference:

DAP	Outer Metro Development Assessment Panel
EAA	Environmental Acoustic Assessment
LPS3	City of Kalamunda Local Planning Scheme No. 3
LPP10	City of Kalamunda Local Planning Policy 10 - Family Day Care and Child Care Premises
LPP13	City of Kalamunda Local Planning Policy 13 – Front Fences, Walls and Gates
LPP26	City of Kalamunda Local Planning Policy 26 - Public Art Contribution
MRS	Metropolitan Region Scheme
ODP	City of Kalamunda Outline Development Plan Agreement Areas 2,3 & 4 Forrestfield U7
SPP3.7	State Planning Policy 3.7: Bushfire (2024)
SPP7.0	State Planning Policy 7.0: Design of the Built Environment (2019)
WAPC	Western Australian Planning Commission

2. SITE DESCRIPTION/DETAILS

2.1 LEGAL DESCRIPTION, RESTRICTIONS AND ENCUMBRANCES

Lot 500 is currently registered in the ownership of Thi Kim Vi Nguyen and Jacky Nguyen. BCV Early Learning II Pty Ltd has a current contract of sale to purchase the property.

The site is formally described as:

- **Lot 500** on Diagram 48598, Certificate of Title Volume 1410, Folio 924.

The site comprises a total legal land area of 3,750m².

Refer to **Appendix 1 – Certificate of Title**.

2.2 LOCATION

The site is located on Berkshire Road within the suburb of Forrestfield, which consists principally of residential properties.

The site is situated approximately 22 kilometres south-east of Perth Central Business District and is located approximately 1 kilometre north of the Forrestfield District Activity Centre.

The site has direct access to Berkshire Road. Refer to **Figure 1 – Location Plan**.

2.3 EXISTING USE AND DEVELOPMENT

The site is currently occupied by a single residential dwelling and associated outbuildings.

Refer to **Figure 2 – Aerial Photograph**.

2.4 SURROUNDING LAND USE AND DEVELOPMENT

Surrounding land uses are consistent with a residential area, with the site:

- Adjoining a battleaxe lot to the north, with an access leg to service that lot located adjacent to the site's eastern boundary. The battle axe property has an area of 4,490sqm. Residential properties exist to the east of the battle axe access leg, fronting onto Briza Lane;

- Adjoining a 4,120sqm property to the west, which contains a dwelling located beyond the site's northern boundary; and,
- Having residential properties located on the southern side of Berkshire Road.

Other surrounding land uses and facilities include:

- May Park is located approximately 600 metres to the west of the site;
- Perth Heritage College approximately 600 metres to the north-east of the site;
- Hillside Christian College approximately 700 metres north of the site;
- Forrestfield Library and Forrestfield District Centre approximately 750 metres to the south of the site;
- Hale Road Medical approximately 900 metres to the south of the site;
- Darling Range Sports College approximately 1,000 metres to the west of the site;
- Mead Medical Group approximately 1,000 metres to the south of the site;
- Forrestfield Primary School approximately 1.5 kilometres to the south of the site;
- Woodlupine Primary School approximately 1.7 kilometres south west of the site.

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FIGURE 1 – LOCATION PLAN

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FIGURE 2 – AERIAL PHOTOGRAPH

3. PLANNING FRAMEWORK

Outlined below is a summary of the relevant strategic and statutory documents that guide the use and development of the site and/or support the development of a child care premises.

3.1 STATUTORY FRAMEWORK

3.1.1 METROPOLITAN REGION SCHEME

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (refer **Figure 3 – MRS Map**). As such, the proposed land use is consistent with the 'Urban' zoning.

3.1.2 CITY OF KALAMUNDA LOCAL PLANNING SCHEME NO.3

The site is zoned 'Urban Development' under the *City of Kalamunda Local Planning Scheme No.3* (LPS3) (refer **Figure 4 – LPS3 Map**).

The objectives of the Urban Development zone are

- To provide orderly and proper planning through the preparation and adoption of a Structure Plan setting the overall design principles for the area.
- To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development.

The proposed Child Care Premises is consistent with the objectives of the Urban Development zone and is situated within an overall area that has been subject to various structure planning proposals and approvals, as outlined herein.

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FIGURE 3 – MRS MAP

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FIGURE 4 – LPS3 MAP

3.1.3 OUTLINE DEVELOPMENT PLAN AGREEMENT AREAS 2, 3 & 4 - FORRESTFIELD U7

The subject site falls within Outline Development Plan Areas 2, 3 and 4, Forrestfield U7. The site is within Landowner Area 3 as outlined on the ODP and identifies the subject site and Lots 501, (to the north) 4, 3 and 2 (to the west) as being "*subject to further investigation*" (refer **Figure 5 – ODP Map**).

Under the ODP, the land along the northern side of Berkshire Road is Residential R20 and R30, with two larger sites being allocated for aged person homes (Walridge Lodge) and for the Darling Range Sports College. On the southern side of Berkshire Road the land is zoned Residential R20/30 under LPS3.

A 'Potential Concept Layout Plan' has been prepared illustrating how the proposed child care premises will not interfere with, nor prejudice, the future development of Lots 501, 4, 3 and 2. The plan also shows an appropriate interface with the approved ODP more broadly, refer to **Figure 6 – Indicative Plans for Further Investigation Lots**.

Given the surrounding land uses allocated via the ODP, the zoning of the land under LPS3 and the appropriate interface demonstrated by the Potential Concept Layout Plan for the area identified as being '*subject to further investigation*', the child care premises has been assessed against the provisions of the Residential zone of LPS3.

3.1.4 LAND USE PERMISSIBILITY

The proposed child care premises is consistent with the land use definition in LPS3, which defines a 'Child Care Premises' as a "premises where –

"child care premises" has the same meaning given to the term in the Community Services (Child care) Regulations 1988;

A 'Child Care Premises' is an 'A' (discretionary) class use in the Residential zone under the Zoning Table of LPS3, which means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4 (i.e., advertising of the application for a minimum of 14 days).

The proposed use is thus capable of approval on the site.

3.2 WAPC POLICIES AND POSITION STATEMENTS

The following WAPC Policies and draft Position Statement are relevant to the proposed development and are discussed in further detail in following sections:

- State Planning Policy 3.7: Bushfire (2024)
- State Planning Policy 7.0: Design of the Built Environment (2019)
- Draft Position Statement: Child Care Premises (2025).

3.2.1 STATE PLANNING POLICY 3.7: BUSHFIRE (2024)

State Planning Policy 3.7: Bushfire (2024) aims to preserve life and reduce the impact of bushfire on property and infrastructure.

The site and land within close proximity are located within a designated bushfire prone area. As such, a *Bushfire Management Plan* has been prepared to address the objectives of the policy and respond appropriately and pro-actively to the bushfire risk, as set out in **Section 5.1.1** of this report.

3.2.2 STATE PLANNING POLICY 7.0: DESIGN OF THE BUILT ENVIRONMENT (2019)

State Planning Policy 7.0: Design of the Built Environment (2019) seeks to deliver good design outcomes while supporting consistent and robust design review and assessment. The design principles identified in the Policy are:

1. Context and character
2. Landscape quality
3. Built form and scale
4. Functionality and build quality
5. Sustainability
6. Amenity
7. Legibility
8. Safety
9. Community
10. Aesthetics

Section 5.1.2 of this report demonstrates how the child care premises meets each principle.

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FIGURE 5 – ODP MAP

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FIGURE 6 – Indicative Plans for Further Investigation Lots

3.2.3 DRAFT WAPC POSITION STATEMENT: CHILD CARE PREMISES (2025)

A Draft WAPC *Position Statement: Child Care Premises* (2025) has been prepared to guide the development of child care premises to better meet the community's changing needs. The draft Position Statement was advertised to the public from 29 April to 17 June 2025. The draft Position Statement updates the *Planning Bulletin 72 Child Care Centres* (2009) and a 2022 version of the Position Statement. The draft Position Statement aims to provide decision-makers, proponents and the community with a consistent policy approach to planning for child care premises in Western Australia.

Section 5.1.3 of this report demonstrates how the child care premises satisfies the draft Position Statement.

3.3 LOCAL PLANNING POLICIES

The following City of Kalamunda Local Planning Policies are relevant to the proposed development:

- Local Planning Policy 2 – Advertising Signage (LPP2)
- Local Planning Policy 10 - Family Day Care and Child Care Premises (LPP10)
- Local Planning Policy 13 - Street Fencing, Walls and Gates (LPP13)
- Local Planning Policy 23 – Retaining Wall and Earthworks
- Local Planning Policy 26 - Public Art Contribution (LPP26)

A detailed assessment of the proposed development against the policy criteria is provided in Section 5.14 – 5.18.

4. PROPOSED DEVELOPMENT

This application seeks approval for a single storey child care premises that will provide care and early learning services for up to 104 children, with 20 staff.

Table 1 below specifies the number of children per age group, and their respective educator requirements.

Table 1 – NUMBER OF CHILDREN PER AGE GROUP		
Age Group	Number of Children	Educator
0-24 months	24 children	6 staff
24-36 months	40 children	8 staff
+36 months	40 children	4 staff
Total	104 children	18 staff

These ratios meet the requirements of the *Education and Care Services National Regulations (2012)*.

The premises has been designed following early engagement with Herring Storer Acoustics to minimise the impact of noise on neighbouring properties. As a result, fencing heights as recommended by the acoustic assessment have been incorporated into the design, along with ensuring that the air conditioning condensing units will be installed on “low noise” night time mode.

The child care premises is proposed to operate from 6.30am to 6.30pm Monday to Friday, with the outdoor play space not being used prior to 7.00am

It should be noted that staff work in shifts and are not all present at any one time.

4.1 DESIGN

The proposed child care premises, designed by architects Meyer Shircore, provides a high quality, architecturally designed development with built form of a scale that is appropriate to the locality and consistent with the character of Berkshire Road.

The design of the child care premises has been centred around amenity considerations, both for neighbours and for the children using the premises, with design guidance being focussed on:

- Creating a building with a residential scale and form, being a single level building with a large outdoor play area to the rear;
- Providing a high quality landscaped setting that is consistent with the typical setting of a well landscaped suburban house, incorporating existing vegetation within the front setback area, the outdoor play area and the car parking area. Landscaping has been provided along site boundaries to minimise the impact on neighbouring properties;
- Siting the building to respect the private open space and living areas of the existing houses that adjoin the site;
- Siting the car parking area to minimise any adverse traffic, visual and noise impacts on the immediate street network and neighbours;
- Maximising the use of the northern aspect.

Using the above design guidance and with respect to the specific requirements of the child care operator, the design of the proposed child care premises incorporates the following elements;

- A total internal ground floor area of 885m² consisting of a reception, meeting and office hub;
- One (1) Nursery 0-2 year olds and one (1) Tiny Toddler 0-2 year olds child care rooms with associated bathrooms and sleep areas,
- Four (4) child care rooms (Toddler and Kindy) for ages two (2) and up with associated bathrooms and storage space:
- A kitchen, dining room, staff room, storage facilities, and a laundry;
- An outdoor play area with an area of 1,268m²;
- An at grade carpark with 35 bays inclusive of one (1) ACROD bay and one (1) turning bay;
- Extensive landscaping, including the retention of existing vegetation;
- Boundary setbacks, site coverage and plot ratio consistent with the deemed to comply provisions of the Residential Design Codes;
- Bin store capable of storing 4 x 660L bins, which is designed to meet the City's policy objectives and requirements for non-residential bin stores; and

- Signage is proposed to consist of two wall signs which can be viewed from Berkshire Road

Refer to **Appendix 2 – Architectural Plans**

4.2 LANDSCAPING – RETENTION OF VEGETATION

A carefully devised Landscape Concept Plan has been prepared and will be implemented to ensure that the development will sit in an attractive, well landscaped setting that is designed to provide high quality public realm frontage to the development as well as functional spaces for outdoor play for children under care.

Refer to **Appendix 3 – Landscape Plans & Appendix 9 – Arboricultural Inspection Report**

4.3 PLANNING NEED

There is a demonstrated need for additional child care services in the local area, with extensive infill development increasing the number of young families who need convenient access to high quality facilities. This is compounded by the notable under supply of child care facilities in the immediate area. Within Forrestfield the provision of child care premises west of Hawtin Road and east of Roe Highway is limited to three centres, being:

- KinderPark Early Learning Centre, located opposite the Forrestfield shopping centre on Strelitza Avenue;
- Buggles Childcare at 4 Warda Crescent, 1.8 kilometres from the site; and,
- Little Beginnings Education located at 36 Berkshire Road, approximately 150 metres west of the site.

'International childcare: Mapping the deserts' (2024), by Victoria University, is an assessment of a demographic analysis undertaken with regard to the availability of child care places. The study provides a definition of a *'childcare desert'* where there are less than 0.333 places per child, or more than 3 children per place. Overall Australia has 0.474 places per child, with Western Australia 0.358 places per child (in 2024). Perth-Subiaco-Shenton Park has an estimated 0.671 places per child (2024), while Forrestfield-Wattle Grove has 0.298 places per child, High Wycombe 0.287 places per child and Kalamunda-Maide Vale-Gooseberry Hill 0.215 places per child.

Accordingly, it is considered that the site is an appropriate location for the proposed child care premises having regard to the characteristics of the existing catchment and the need for additional child care places as highlighted by the Victoria University study.

The City's LPP26 suggest that a Child Care premises should not establish in the Residential zone *"within 300m of another child care premises"*. The Policy objective however refers to ensuring that child care premises *"do not have unreasonable impacts on the amenity of the locality"* and *"are consistent with the character of the locality"*.

The proposed child care premises has been carefully designed taking into consideration the existing residential and street amenity in such a way as to minimise the impact on the locality. The design is supported by the Transport Impact Statement refer to **Section 6** and **Appendix 5** and incorporated the recommendations of the Environmental Acoustic Assessment refer to **Section 7** and **Appendix 6**.

4.4 TRAFFIC AND CAR PARKING

Vehicular access to the proposed development will be via a single full movement crossover on Berkshire Road which leads directly to an at grade car parking area located adjacent to the west side of the child care premises. The building is separated from the adjoining residential properties by landscaping and the access leg to the property immediately to the north of the site. A total of 35 car parking bays are proposed, inclusive of an ACROD bay and one turning bay.

Pedestrian access to the proposed development is available from the external footpath on Berkshire Road. This footpath links the site with existing public transport services which are located within close proximity. The nearest bus stop is situated on Berkshire Road in front of the site.

Delivery vehicles to the site are likely to be light-weight trucks and vans which will be making short duration deliveries only a couple of times a week. Deliveries to the subject site will take place outside peak operating periods to ensure the car park area is available for service vehicle manoeuvring, loading and unloading, with no disturbance to the operation of the premises. Refer to **Section 6** for further detail in relation to traffic and car parking.

4.5 ACOUSTIC ASSESSMENT

The Environmental Acoustic Assessment prepared by Herring Storer Acoustics confirms that the proposed Child Care Centre at Lot 500 (No.21) Berkshire Road, Forrestfield complies with the *Environmental Protection (Noise) Regulations 1997*.

Outdoor play noise meets daytime requirements with appropriate boundary fencing and use limited to after 7am. Mechanical services comply at all times utilising low-noise night mode. Car door noise was also assessed and found to comply. Refer to **Section 7** of this report for further detail in relation to the acoustic assessment undertaken.

4.6 WASTE MANAGEMENT

A bin store is located within the proposed car park in the north western corner of the subject site with doors that open directly into the driveway. This location ensures convenient access while maintaining a discreet design that minimises visibility from the street.

A Waste Management Plan (WMP) has been prepared by Urbii to inform the operation of the development and has estimated the predicted amount of generated refuse and recyclables based upon best practice industry standards for child care premises. It demonstrates that the proposed development provides a sufficiently sized bin store for refuse and recyclables based on the estimated waste generation of the proposal.

A private waste collection contractor will service the development and provide the child care premises with two (2) 660L bins for refuse and two (2) 660L bins for recyclables. The private contractor will collect refuse and recyclables three times a week from the bin presentation area to be located on the verge of Berkshire Road. Building management will transfer the bins to and from the bin presentation area on collection days for servicing. Refer to **Appendix 7 – Waste Management Plan**.

4.7 CIVIL WORK & STORMWATER MANAGEMENT

The development has been designed with early engagement with civil engineers Colliers to ensure compliance with the City's Stormwater Design Guidelines. This has ensured adequate onsite storage and management of stormwater and that the proposal will not result in any adverse impacts on the

City's water management infrastructure or in relation to surrounding developments. **Refer to Appendix 8 – Civil Concept Design.**

4.8 GEOTECHNICAL & ENVIRONMENTAL STUDY

A Geotechnical & Environmental Study was undertaken by Galt Geotechnics to assess the site's suitability for a proposed Child Care Premises. No visual or olfactory evidence of contamination was observed during the site inspection. Soil samples tested for metals, hydrocarbons and asbestos returned results below relevant healthy based screening criteria. The site is considered suitable for the proposed sensitive land use with no further investigation or remediation required. **Refer to Appendix 11 – Geotechnical & Environmental Study.**

4.9 SUSTAINABILITY

A comprehensive Sustainability Strategy has been prepared by EMERGEN to guide the design and future operation of the proposed Child Care Premises at 21 Berkshire Road, Forrestfield. The Strategy identifies a suite of environmentally sustainable design initiatives aligned with State Planning Policy 7.0 – Design of the Built Environment, particularly Principle 5: Sustainability.

Key initiatives include:

- **Energy Efficiency:** The development targets a 30% reduction in energy use beyond the minimum NCC requirements through passive solar design, enhanced insulation, efficient façade design, and lighting systems. Mixed-mode ventilation and seasonal HVAC settings will further reduce energy demand.
- **Renewable Energy:** A rooftop solar photovoltaic (PV) system is proposed to offset operational energy use, capitalising on the site's daylight operational hours and large roof area.
- **Water Conservation:** All sanitary fixtures and fittings will meet WELS minimum efficiency ratings. A rainwater harvesting system is proposed for landscape irrigation, with a sub-mulch drip irrigation system and automated controls to ensure efficiency.

- **Sustainable Materials & Indoor Air Quality:** Low-carbon and recycled-content materials will be prioritised, and internal finishes will be low in VOCs to support occupant health and air quality.
- **Waste Management:** A construction and demolition waste plan aims to divert at least 80% of waste from landfill. Operational waste management will be supported by a three-stream separation system with clearly marked bins and storage.
- **Urban Heat & Biodiversity:** The design addresses heat resilience through the use of light-coloured roofing and paving, increased vegetation, and shade structures. Existing mature trees will be retained where feasible, and landscaping will feature native and drought-tolerant species to enhance biodiversity.
- **Sustainable Transport:** End-of-trip facilities, bicycle parking and EV charging infrastructure will support low-emissions transport options for staff and visitors.

These strategies reflect a strong commitment to sustainable development and demonstrate the potential for the proposed facility to deliver meaningful environmental, social and economic outcomes.

Refer to **Appendix 12 – Sustainability Strategy Report**.

5. PLANNING ASSESSMENT

5.1.1 STATE PLANNING POLICY 3.7: BUSHFIRE (2024)

The Site falls within a designated bushfire prone area, triggering the application of State Planning Policy 3.7: Planning in Bushfire Prone Areas and appurtenant Guidelines for Planning in Bushfire Prone Areas.

A Bushfire Management Plan (BMP) has been prepared by Bushfire Prone Planning. The BMP assesses the proposal for compliance with the policy measures described in State Planning Policy 3.7 and identifies the appropriate mitigation measures. The proposed Child Care Premises Building has a determined BAL of BAL-29 (refer **Appendix 4 - Bushfire Management Plan**).

The BMP sets out the following response to the bushfire protection criteria:

ELEMENT 1 - LOCATION

Element 1 indicates that the development application is located on an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.

No protected native vegetation occurs onsite; existing exotic vegetation will be removed and no trees will remain within 6 m of the building, avoiding increased hazard and supporting compliance without extensive clearing of native vegetation.

The findings support that the site can be developed in a location consistent with SPP3.7 objectives to manage bushfire risk.

ELEMENT 2 - SITING AND DESIGN

Element 2 requires that the habitable building should be sited to achieve BAL-29 at the face of the building.

The relevant acceptable solutions for Element 2 are assessed as fully compliant for the proposal. The indicative BAL-29 outcome confirms that required separation from classified vegetation is achievable within the lot, driving the APZ dimension and demonstrating effective siting.

ELEMENT 3 - VEHICLE ACCESS

Element 3 is fully compliant, with acceptable solution A3.1 (Public roads) and A3.2 (Access routes) met.

ELEMENT 4 - WATER

Element 4 is assessed as fully compliant, meeting acceptable solution A4.1 (Water supply) requirements for bushfire response.

A Bushfire Emergency Plan has also been prepared as an additional bushfire protection measure (refer **Appendix 13 – Bushfire Emergency Plan**).

The BEP sets out the following key measures and considerations:

Shelter – In – Place Strategy

Due to the nature of the land use, evacuation may not be practical. The BEP outlines a defend-in-place strategy, supported by building construction standards and internal refuge areas.

Emergency Evacuation Procedures

The plan provides site-specific actions for staff and visitors, including sheltering procedures, building lockdown steps, communication protocols, and liaison with emergency services.

Roles & Responsibilities

Clear defined responsibilities for centre staff during bushfire events are included, particularly for pre-emptive closure days and Catastrophic Fire Danger Ratings.

Training & Drills

Regular staff training and emergency drills are recommended to ensure preparedness and familiarity with the procedures.

Plan Review

The BEP is to be reviewed annually or following any bushfire event, to ensure the information and procedures remain current.

The BEP demonstrates that appropriate emergency response strategies are in place to support the safe operation of the Child Care Centre in a bushfire-prone location.

5.1.2 STATE PLANNING POLICY 7.0: DESIGN OF THE BUILT ENVIRONMENT (2019)

The below summarises the key aspects of each design principle and provides a response demonstrating how the proposed child care premises meets each principle.

1. Context and Character

"Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place".

The proposed development responds to and enhances the distinctive characteristics of Forrestdale by aligning with the established suburban character and reinforcing the site's role as part of a well-connected residential precinct. The design incorporates a scale, form, and layout that complement surrounding housing patterns, while promoting a safe and activated street interface along Berkshire Road. The integration of quality landscaping, appropriate building orientation, and pedestrian connectivity enhances the sense of place, supports local identity, and strengthens links to nearby community amenities.

2. Landscape Quality

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context".

The proposed development integrates the landscape and built form as a cohesive and sustainable system, in line with Design Principle 2. An Arboriculturalist Inspection Report prepared by *Trees Need Tree Surgeons* identified trees capable of being retained, with 16 trees incorporated into the final design. These mature trees, located primarily within the front setback and outdoor play areas, provide substantial shade, reduce heat gain, and enhance user comfort, while also acting as a natural buffer to neighbouring properties and softening the visual impact from the street.

Soft landscaping has been deliberately woven throughout the site, creating a natural and engaging environment that supports play, learning, and wellbeing.

The retention of mature canopy trees, combined with new plantings, contributes to biodiversity, improves microclimate conditions, and reinforces the existing streetscape character. This integrated approach ensures the landscape not only complements the building form but also functions as part of a broader ecological system, delivering long-term environmental, social, and aesthetic benefits.

3. Built Form and Scale

"Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area".

The proposed single-level, residential-scale child care centre has been designed to align with the height, massing, and character of the surrounding suburban context. Visual bulk is minimised through considered articulation, generous setbacks, and variation in materials, ensuring a sympathetic relationship with neighbouring dwellings.

The building and car park are positioned to respect adjoining properties' privacy, reduce potential noise and traffic impacts, and optimise access to northern light. High-quality landscaping, including retention of existing vegetation and additional boundary planting, reinforces the suburban residential character and softens the built form. This approach ensures the development appropriately navigates between the existing built form and the desired future character of the area while providing a functional and welcoming community facility.

4. Functionality and Build Quality

"Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full lifecycle".

The design delivers a highly functional layout that prioritises accessibility, safety, and operational efficiency. A clearly defined, ACROD-compliant pedestrian connection links Berkshire Road to the main entrance, ensuring convenient access from both the street and the car park. Internal activity rooms are directly connected to age-specific outdoor play areas, with generous glazing providing clear lines of sight for supervision. The car park layout accommodates the safe movement of vehicles, including provision for an 8m waste truck, and incorporates a turnaround bay to reduce congestion.

The materials palette - comprising painted fibre cement cladding and feature weatherboard—has been selected for its suitability to the local context, its durability and low maintenance qualities, and its ability to produce a soft, welcoming appearance appropriate for a child care environment. This approach ensures the development performs effectively throughout its lifecycle while meeting the needs of children, staff, and visitors.

5. Sustainability

"Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes".

The proposal incorporates passive solar design principles to optimise environmental performance and respond to the site's context. Building orientation, internal space planning, and window placement maximise natural light and ventilation, supplemented by skylights to the central corridor. Playscapes are positioned to capture northern sunlight where beneficial, while the babies' play area is located to the south for optimal shading, aligning outdoor environments with the needs of different age groups.

Retention of significant mature trees supports urban cooling, biodiversity and water efficiency, while the landscaping strategy further enhances thermal comfort and ecological value. Provision for bicycle parking and end-of-trip facilities encourages sustainable travel choices. Collectively, these measures deliver strong environmental, social, and economic benefits consistent with best practice sustainable design outcomes.

6. Amenity

"Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy".

The proposal enhances local amenity by providing a conveniently located early childhood education facility that supports families, working parents, and community connections, while complementing the residential character of the area. A high level of visual amenity is achieved through a single-storey built form, a considered materials palette, and the retention of mature trees. Neighbouring amenity is protected through compliant noise levels achieved via responsive site layout and acoustic mitigation measures.

For users, the design offers generous, naturally lit internal and outdoor spaces, high-quality landscaped playscapes, and optimised pedestrian and vehicle access, creating a comfortable, healthy, and welcoming environment.

7. Legibility

"Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around".

The design achieves strong legibility by prioritising pedestrian movement through well-connected footpaths and clearly defined circulation routes. Entry points are easily identifiable, with separate vehicular access to avoid conflicts, while pedestrian spaces are distinguished through paving, landscaping, public art, and signage to support intuitive wayfinding. Externally, the building's material differentiation clearly defines its internal functions, enhancing recognition and navigation throughout the site.

8. Safety

"Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use".

The design promotes safety and security through strategic placement of the office and reception above the vehicle access, enabling passive surveillance of the main Berkshire Road entry. Clear sightlines are enhanced with glazed doors, allowing visibility from internal spaces to external play areas. Landscaping is used as a soft barrier to define public and private spaces while creating a protective buffer from the surrounding road network.

9. Community

"Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction".

The proposal responds to community needs by delivering accessible, high-quality early childhood education within the neighbourhood, supporting local families, reducing travel time for parents, and creating local employment opportunities. It will foster social connections among families, strengthen community ties, and enhance the local streetscape while respecting the area's existing residential character.

10. Aesthetics

"Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses".

The proposed development delivers a well-considered and visually appealing design that integrates harmoniously with its surroundings. Architectural features, materials, finishes, and colours have been carefully selected to suit the local context while enhancing the experience for patrons, neighbours, and the broader community. The retention of mature trees, complemented by extensive new landscaping, creates an attractive and engaging environment that stands out from other centres in the area. Developed collaboratively by architects and landscape experts, the design achieves a cohesive aesthetic that makes a positive contribution to the streetscape and offers an inviting, sensory-rich space.

5.1.3 DRAFT WAPC POSITION STATEMENT: CHILD CARE PREMISES (2025)

An assessment of the proposed development against the Draft WAPC *Position Statement: Child Care Premises* (2025) has been provided in **Table 2** below:

TABLE 2: DRAFT WAPC POSITION STATEMENT: CHILD CARE PREMISES (2025)		
CRITERIA	PROVIDED	COMPLIES ✓/✗
LOCATIONAL CRITERIA		
In addition to residential areas, Child Care premises should be located in mixed use zones and compatible reserves.	The surrounding land uses are principally residential. Child care premises are often located within residential areas. The design of the Child Care premises addresses any potential adverse amenity impacts.	✓
Located near public transport, have universal access (where appropriate), be accessible to walking and cycling routes and supported by end of trip facilities for employees.	The closest bus stops are located on Berkshire Road (after Passiflora Drive) (ID: 14091), approximately 85 metres from the site. These stops are serviced by bus route 280 to/from High Wycombe Station. In this regard, the site is very well serviced by public transport. A footpath is provided on the north side of Berkshire Road facilitating direct and easy pedestrian and cycling access to the site. Provision will be made for the parking of bicycles.	✓

NOISE AND EMISSIONS

Child care premises should minimise any noise impacts on adjoining properties	The proposed building is adequately setback from adjoining residences to ensure that development has a minimal impact on the amenity of the area, see Section 7 Acoustic Report of this report. The Acoustic Report prepared by Herring Storer Acoustics detailing the outcomes of the assessment is attached at Appendix 6 – Environmental Acoustic Assessment	✓
Child care premises should not be affected by adjoining or nearby land uses with excessive noise sources or hazardous emissions (such as dust or odour)	No hazardous emissions (noise, dust nor odour) occur from nearby land uses.	✓
The hours of operation in residential zoned areas should generally be between 7:00am and 7:00pm weekdays.	It is proposed that the Child Care premises would open at 6.30am each morning. It is expected that the majority of children would be dropped off after 7.00am. The outdoor play area will not be used prior to 7.00am.	✓

AMENITY AND ENVIRONMENT

Landscaping should be provided along the street frontage within the development site to a standard complementary to adjacent properties.	The Berkshire Road frontage is proposed to be landscaped, including the retention of existing vegetation within the approximately 11m setback to the building. This will complement the landscaping of the residential properties on Berkshire Road.	✓
Outdoor play area landscaping and structures should provide shade and not be a safety risk to children.	The proposal seeks to retain 16 existing mature trees across the site, with a focus on those located within the front setback and the front and rear outdoor play areas. These retained trees will provide substantial natural shade to the outdoor play spaces, helping to cool the environment, enhance comfort, and maintain the site's existing vegetation character.	✓
Outdoor play areas should be in a safe location at ground level in all residential zoned areas.	The outdoor play area is provided at ground level, with good visual access to and from the building.	✓

Where possible, outdoor play areas should be located away from any adjoining noise-sensitive land uses such as residential aged care facilities.	The main outdoor play area will be located away from Berkshire Road and behind the front building setback. It will be separated from existing residential dwellings on Briza Lane by the access leg to the lot adjoining to the north of the site.	✓
If abutting a Regional Road, the outdoor play area should be behind the premises to provide appropriate separation for the children from vehicle emissions and noise.	Berkshire Road is a local road.	✓
BUILDING DESIGN		
Site to be of sufficient size to accommodate the building and appropriate parking, manoeuvring area for customers and service vehicles.	The subject site is regular in shape and is 3,750sqm in area. The site design provides for adequate car parking and allows for the safe manoeuvring of vehicles (including delivery vehicles) with the car parking areas.	✓
The building design should be in accordance with the Education and Care Services National Regulations (WA) 2012 which sets minimum play area per child requirements.	The proposed Child Care Premises provides the required areas per child for both indoor and outdoor play, as set out by the <i>Education and Care Services National Regulations 2012</i> .	✓
Two storey building height in a residential area should address amenity issues such as elevated noise emissions, overlooking and overshadowing.	The proposed development is single storey.	✓
The building should have appropriate ventilation, natural light and laundry, toilet, and hygiene facilities.	The proposed Child Care Premises provides the required amenities as set out by the <i>Education and Care Services National Regulations 2012</i> .	✓
Identified flood or bushfire risk should be adequately managed against possible risks.	The subject site has not been identified as being within an area subject to flood risk. A Bushfire Management Plan has been prepared and is attached at Appendix 4 .	✓

In residential areas the external appearance should be complimentary to the residential streetscape. This includes building design, scale, setbacks, materials, colour, signage and landscaping.	The design considerations of the child care premises is outlined in detail within Section 4.1 and Section 5.1.2 of this report	✓
The DWER contaminated sites guidelines should be considered to ensure that the site is safe for a child care premises.	<p>The subject site is not a known, remediated or suspected DWER contaminated site.</p> <p>Groundwater contamination does not exceed 10 x Australian drinking water criteria.</p> <p>The subject site is not located within a heavy industry area or buffer.</p>	✓
In residential zones, areas to be used for car parking for child care premises should complement the streetscape character with landscaping and appropriate paving materials.	The main car parking area has been set well back from Berkshire Road to minimise its impact on the street. This location, combined with the landscaping and tree retention in the front setback area, complements the existing streetscape.	✓
Car parking provision should accord with the <i>Interim Guidance for non-residential car parking requirements in Perth and Peel</i> .	The ratios for a child care premises as per Table 3 of LPS3 have been adopted as the ratios to determine compliance, see Section 6 Traffic Report of this report.	✓
TRAFFIC AND VEHICLE ACCESS		
Traffic and parking movements should be safe and not have a significant impact on the local community.	The Transport Impact Statement for the proposed development is attached at Appendix 5 and demonstrates that the proposal is safe and won't have significant adverse impacts on the local community. Also see Section 6 Traffic Report of this report.	✓

The proposal wholly complies with the criteria stipulated in the draft WAPC *Position Statement: Child Care Premises* (2025).

5.1.4 LOCAL PLANNING POLICY 10 – FAMILY DAY CARE AND CHILD CARE PREMISES

The City's Local Planning Policy 10 – Family Day Care and Child Care Premises has additional requirements to those covered by the draft WAPC *Position Statement: Child Care Premises* which are addressed in **Table 3** below.

TABLE 3: LOCAL PLANNING POLICY 10 – FAMILY DAY CARE AND CHILD CARE PREMISES		
CRITERIA	PROPOSED	COMPLIES ✓/✗
LOCATIONAL CRITERIA		
Avoidance of location on Arterial Roads and suitability from a traffic engineering point of view.	Berkshire Road is a local road – refer to Section 6 of this report and Appendix 5 - Transport Impact Statement of this report for further detail in relation to traffic.	✓
Avoidance of clustering with other non-residential land uses, unless abutting a commercial zone.	The proposed development does not abut any other non-residential uses.	✓
Walking distance to appropriate commercial, recreation or community nodes and education facilities.	The sites is within 600m of May Park and Perth Heritage College. The site is 700m from Hillside Christian College and 750 metres from Forrestfield Library and Forrestfield District Centre	✓
SITING CRITERIA		
Not located at the end of Cul-de-sacs	Berkshire Road is not cul-de-sac.	✓
In Residential zoned land not within 300m of another Child Care Premises	There is an existing child care premises located on Berkshire Road. Analysis included herein confirms an identified shortfall in child care places locally.	Refer to Section 4.3
Site not with sole vehicular access from a longer or undedicated Right of Way, under-width street or laneway	Vehicular access to the site is directly off Berkshire Road, an appropriate road within the overall hierarchy.	✓

Not on sites located on, or at intersections to, Primary or District distributor Roads	Vehicular access to the site is directly off Berkshire Road, which is a local road	✓
BUILT FORM & STREETScape		
A maximum of 50% site coverage to provide for outdoor play area	The proposal has been provided with outdoor play area in excess of the national standards. The building covers less than 25 per cent of the site.	✓
To be of a "residential scale", with height, form and setbacks being consistent with the character of the locality and existing or planned future streetscape.	<p>The proposed development maintains the surrounding 'residential scale' by being a single level building consistent with the surrounding dwelling stock.</p> <p>The building is set back 11.5 metres from Berkshire Road, with existing vegetation retained within this space, creating a respectful outcome for the surrounding residential development.</p>	✓
To be designed to minimise overshadowing, overlooking; and buildings being built to the boundary, unless consistent with surrounding development.	The building is situated well away from boundaries shared with residential development, to ensure no overshadowing nor visual privacy impacts.	✓
The design to have regard to the existing residential amenity and minimise the potential for visual and noise nuisance.	<p>The proposed development has been designed to minimise its impact on neighbours, especially with regard to noise, potential for overlooking, general aesthetics and bulk/scale.</p> <p>The acoustic implications of the proposal have been assessed as compliant within the attached acoustic assessment at Appendix 6, based on compliance with its recommendations.</p>	✓
Play areas to be located behind the front building setback line and away from noise sensitive receptors.	The main outdoor play area is located away from Berkshire Road and behind the front building setback.	✓
PARKING AND TRAFFIC ASSESSMENT		

Traffic movements and TIA requirements	The Policy requirements are addressed within Section 6 of this report and Appendix 5 – Transport Impact Statement	✓
LANDSCAPING		
Verge areas must be landscaped without paving and maintained.	The Berkshire Road verge will be landscaped and maintained.	✓
Primary street frontages must be landscaped and reticulated a minimum three (3) metres into the property.	The Berkshire Road frontage is proposed to be landscape including the retention of existing vegetation to a width of 11.5 metres.	✓
HOURS OF OPERATION		
Limited to 7.00am and 7.00pm from Monday to Friday and between 8.00am and 4.00pm on Saturdays.	The child care premises is proposed to operate from 6.30am to 6.30pm Monday to Friday, with the outdoor play space not being used prior to 7.00am (note complies with overall 'open' hours).	✓
NUMBR OF CHILDREN		
Number of children will be considered having regard to the location criteria of the Policy.	Number of children meets the requirements of the Education and Care Services National Regulations 2012. The proposal satisfies the location criteria of this Policy.	✓
OUTDOOR PLAY AREAS		
To be setback a minimum of one (1) metre from lot boundaries.	Outdoor play areas are located at least one (1) metre off the property boundaries.	✓
To be provided with adequate shade, this may include shade sails, patio areas or dense vegetation.	The proposed Child Care Premises provides the required areas per child for both indoor and outdoor play, as set out by the <i>Education and Care Services National Regulations 2012</i> .	✓

The proposal complies with the requirements stipulated in City of Kalamunda LPP10, as outlined in Table 3.

Noise management and bushfire management requirements outlined in LPP10 are addressed in **Section 6 - Transport Impact Assessment** and **Section 7 – Acoustic Report** of this report. The Policy also refers to other matters to be considered.

The combination of the single storey building, its large setback and the retention of significant trees within the front setback area, result in the development sitting comfortably within the existing streetscape and setting a desirable outcome in terms of the character of Berkshire Road.

5.1.5 LOCAL PLANNING POLICY 13 – STREET FENCING, WALLS AND GATE

The City's Local Planning Policy 13 – Street Fencing, Walls and Gate is addressed in **Table 4** below.

TABLE 4: LOCAL PLANNING POLICY 13 – STREET FENCING, WALLS AND GATES		
CRITERIA	PROVIDED	COMPLIES (✓/✗)
FRONT FENCE WALL OR GATE		
Solid portion permitted up to 1.2m, and visually permeable to a maximum height of 1.8m within the front setback area.	The front fence has a maximum height of 1.2 metres.	✓
All gates are to be visually permeable above 1.2m.	The gate into the secure area, prior to entering the building proper is entirely visually permeable.	✓
To maintain sightlines fences and walls shall be a maximum height of 0.75m within 1.5m of where a driveway meets a public street.	The sightlines from the driveway onto Berkshire allow for safe egress and access.	✓

The proposal wholly complies with the requirements stipulated in City of Kalamunda LPP13, as outlined in Table 4.

5.1.6 LOCAL PLANNING POLICY 26 – PUBLIC ART CONTRIBUTIONS

Local Planning Policy 26 (LPP26) provides the criteria for public art contributions for developments. LPP26 seeks to improve amenity throughout the municipality through the use of public art. LPP26 provides three options for the provision of public art, including reference to the City's Public Art Strategy and Masterplan to guide public art contributions.

A public art installation is proposed at the entry to the Child Care Premises, commissioned through direct engagement with artists from Austech Illusions.

Artwork Concept

The proposed installation consists of two hand-crafted metal sculptures of native gumnuts, each approximately 2.4m high x 1.8m wide x 1.2m deep. The sculptures will be fabricated from both 3mm Corten weathering steel and mild steel, mounted on engineered concrete footings. Positioned on either side of the Berkshire Road car park entry, the artworks will enhance visibility and create an engaging arrival experience.

Design Objectives

The artwork is designed to reflect the centre's nature play theme and native landscaping character. It will be playful, durable, low-maintenance, and sympathetic to the Australian native garden setting, contributing positively to the overall identity and vibrancy of the development.

Safety & Maintenance

The sculptures will have no sharp edges, ensuring they are safe for children. The Corten steel is intended to develop a natural patina, requiring minimal maintenance - limited to occasional water spray cleaning as needed.

The artwork will serve as a distinctive and engaging visual feature, reinforcing the Child Care Premises' natural and community-focused identity.

Refer to **Appendix 10 – Public Artwork Proposal** for details.

5.1.7 LOCAL PLANNING POLICY 23 – RETAINING WALL AND EARTHWORKS

Local Planning Policy 23 (LPP23) outlines policy objectives aimed at ensuring that retaining walls and land fill maintain the amenity and character of the surrounding area, minimise impacts on the natural environment and landscape, and streamline the assessment process for such proposals.

The proposed development includes two sections of limestone retaining walls: one abutting Lot 4 Berkshire Road, and the other abutting the battleaxe leg of Lot 501 Berkshire Road. The maximum height difference between the finished levels inside the retaining and the adjoining properties is 800mm. Both retaining wall sections are complemented by either landscape strips or existing vegetation along the respective boundaries, softening the interface and supporting visual integration.

The retaining walls are set back a minimum of 6 metres from the street frontage, aligning with the established streetscape character and broader development context.

The proposed retaining walls are designed in direct response to existing site conditions, with due consideration to natural ground levels, adjoining properties, and minimisation of cut and fill. The proposal is not expected to result in any detrimental impact on neighbouring properties.

Refer to **Appendix 8 – Civil Concept Design** for further details.

6. TRAFFIC REPORT

A Transport Impact Statement for the proposed development has been prepared by Urbii. This Transport Impact Statement outlines the transport aspects of the proposed development focusing on traffic operations, access and provision of car parking.

The key outcomes from the report are as follows:

- **Development Overview** - The proposed child care centre at 21 Berkshire Road, Forrestfield will accommodate 104 children and 20 staff, with 34 onsite car bays (including 1 ACROD bay), 6 bicycle spaces, and end-of-trip facilities.
- **Traffic Impact & Access** - Vehicle access is provided via a 6.2m-wide crossover on Berkshire Road, supporting two-way movement; two redundant crossovers will be removed to consolidate site access.
- **Parking Provision** - A total of 34 car bays are proposed—exceeding the City's requirement of 33 - including designated staff, visitor, and shared-use bays, all compliant with AS2890.1 standards.
- **Traffic Generation** - The centre is expected to generate 416 vehicle trips per day (73 vehicles/hour in peak), which is below WAPC thresholds, indicating a moderate and manageable traffic impact.
- **Waste and Service Vehicles** - Onsite waste collection will occur during off-peak hours using a Medium Rigid Vehicle (MRV), with swept path analysis confirming safe temporary reversing access.
- **Public & Active Transport** - The site is within 300m of bus services (routes 270, 280, 281) and is well-connected to local pedestrian and bicycle networks, supported by staff bike parking and end-of-trip facilities.
- **Pedestrian Access** - Existing footpaths, crossings, and kerb ramps ensure safe pedestrian connectivity, with traffic volumes not warranting additional crossings under WAPC guidelines.
- **Safety Considerations** - Crash data shows only five minor incidents in the vicinity over the past five years, and no significant safety risks are associated with the proposed development.

In conclusion, the development provides safe access, adequate parking, modest traffic volumes, and strong connectivity, demonstrating full supportability from a transport planning perspective.

The Transport Impact Statement for the proposed development is attached at **Appendix 5**.

6.1 CAR PARKING

Car parking requirements are outlined in Clause 5.7 of the City of Kalamunda LPS3 with the parking requirements specified in Table 3 of LPS3. The child care premises car parking provisions in relation to requirements of LPS3 are outlined in **Table 5** below.

TABLE 5: LOCAL PLANNING SCHEME 3 - CAR PARKING REQUIREMENTS				
Number of Children and/or Employees	Minimum Parking Provision (Ratio)	Required	Provided	Complies ✓/✗
Employees	1 space per employee	20	20	✓
Children	1 space per every 10 children allowed under the approval maximum occupancy (104 children)	10	14	✓
Total		30	34	✓

The proposal wholly complies with the requirements stipulated in LPS3 in relation to car parking.

7. ACOUSTIC REPORT

An Environmental Acoustic Assessment (EAA) has been prepared by Herring Storer Acoustics to assess the predicted noise emissions from the proposed child care premises in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997* (the Regulations). The report considers noise emissions from children playing in the outside play areas and mechanical services associated with the development.

The EAA has considered the potential acoustic impact on the adjoining residential properties surrounding the site, as well as the impact from car movements. The technical report notes that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources has been assessed to comply with the Regulations, on the proviso that boundary fencing is provided in accordance with the assessment's recommendations.

The City's LPP10 suggest that a Child Care premise hours of operation should be limited to between 7.00am and 7.00pm from Monday to Friday *"unless otherwise approved having regard to the amenity of the locality"*. The proposed child care premises has been carefully designed taking into consideration the existing residential and street amenity in such a way as to minimise the impact on the locality. Furthermore, the EAA has recommended that outdoor play not be used until after 7.00am. It is noted the overall daily hours of operation (12) meet the City's LPP.

The mechanical services have been assessed to comply with the requirements of the Regulations on the proviso that the air-conditioning condensing units are installed and operated in "low noise" night time modes.

The report concludes that noise emissions from the proposed development will comply with the Regulations provided that the following measures are implemented:

- Outdoor play to be limited to the day period (ie after 7am);
- Fencing to be as shown in Figure 5.1 of the EAA;
- The air-conditioning condensing units to be installed "low noise" night time modes.

The Acoustic Report prepared by Herring Storer Acoustics detailing the outcomes of the assessment is attached at **Appendix 6 – Environmental Acoustic Assessment**

8. CONCLUSION

Burgess Design Group, on behalf of BCV Early Learning II Pty Ltd (The Trustee for 21 Berkshire Road Asset Trust), has prepared the preceding Development Application report to seek approval to develop a Child Care Premises on the subject land.

The proposal is consistent with orderly and proper planning for the site and warrants approval for the following reasons:

- The proposed child care premises will provide a necessary service to residents and workers of the surrounding Forrestfield locality, meeting an established need for such services;
- The proposed child care premises is site responsive, complementing the surrounding character of the locality and integrating with the adjoining residential properties;
- The proposed child care premises is of an appropriate bulk and scale, with high-quality contemporary materials, built form and articulation;
- The proposal is consistent with the provisions of WAPC draft *Position Statement: Child Care Premises* (2025) and the City's LPP10;
- The proposed development appropriately addresses the bushfire risk associated with the site;
- The proposed development does not result in any adverse traffic impacts on the surrounding road network;
- The proposed development will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

In this regard, Burgess Design Group respectfully requests the support of the City of Kalamunda and Development Assessment Panel for the proposed child care centre on Lot 500 (No. 21) Berkshire Road, Forrestfield.

APPENDIX 1: CERTIFICATE OF TITLE

APPENDIX 2: ARCHITECTURAL PLANS

APPENDIX 3: LANDSCAPE PLANS

APPENDIX 4: BUSHFIRE MANAGEMENT PLAN

APPENDIX 5: TRANSPORT IMPACT STATEMENT

APPENDIX 6: ENVIRONMENTAL ACOUSTIC ASSESSMENT

APPENDIX 7: WASTE MANAGEMENT PLAN

APPENDIX 8: CIVIL CONCEPT DESIGN

APPENDIX 9: ARBORICULTURAL INSPECTION REPORT

APPENDIX 10: PUBLIC ART PROPOSAL

APPENDIX 11: GEOTECHNICAL & ENVIRONMENTAL STUDY

APPENDIX 12: SUSTAINABILITY STRATEGY REPORT

APPENDIX 13: BUSHFIRE EMERGENCY PLAN