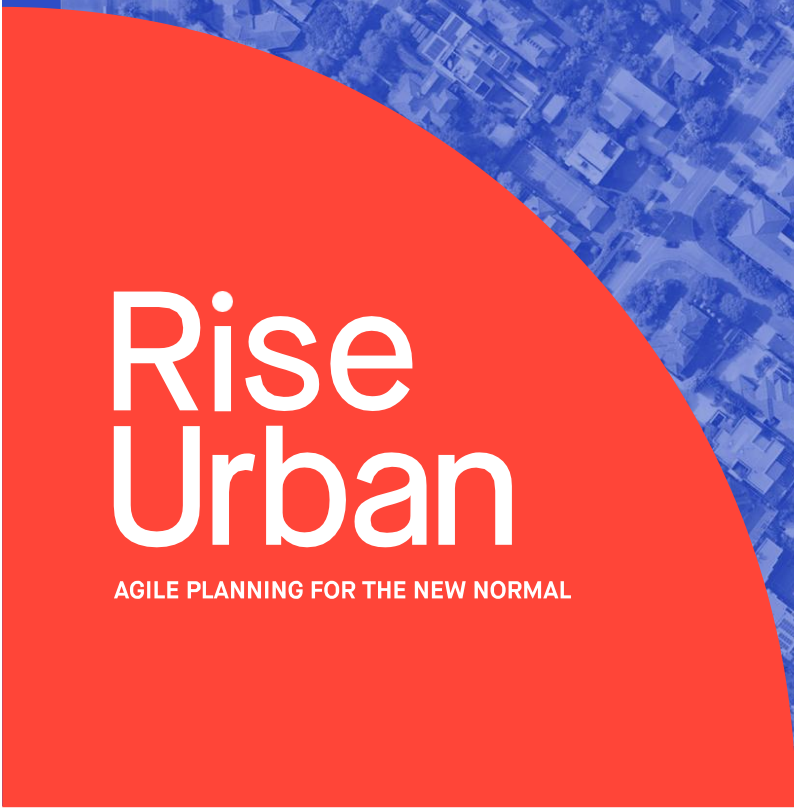




Application for Development Approval –

Proposed Childcare Centre – Lot 155 (385) Alexander Drive,
Landsdale



Rise Urban

AGILE PLANNING FOR THE NEW NORMAL

Document Information

Prepared for:	Blackoak Capital
Prepared by:	Rise Urban Pty Ltd 3/448 Roberts Road Subiaco WA 6008 hello@riseurban.com.au
Project Planner:	Zach Croft, Senior Planner
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1. Introduction

Rise Urban, on behalf of Blackoak Capital seeks approval for the development of a childcare centre on proposed Lot 1 (Figure 1), which is subject to the subdivision approval of Lot 155 (385) Alexander Drive, Landsdale. The subdivision application is pending approval (WAPC Ref: 202911), and it is understood that this application is at an advanced stage of its assessment.

Development approval is sought from the Metro Outer Development Assessment Panel (DAP), with the City of Wanneroo acting as the responsible local government for assessment and referral purposes.

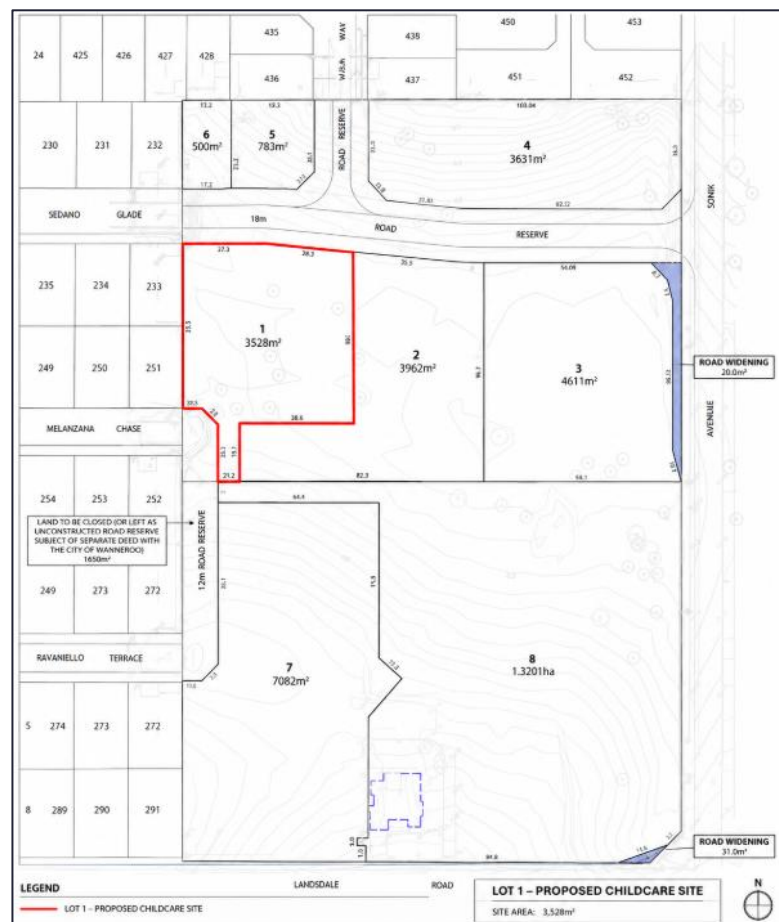


Figure 1 – Subdivision Plan for Lot 155 Alexander Drive

This application is supported by the following documentation:

- DA plan set (Meyer Shircore Architects)
- Bushfire Management Plan and Bushfire Emergency Plan (Bushfire Prone Planning)
- Transport Impact Statement and Waste Management Plan (Urbii)
- Environmental Acoustic Assessment (Herring Storer Acoustics)
- Stormwater and Civil Design (Colliers)

These documents provide the information required to assess the proposal against the applicable planning framework. The remainder of this report sets out the site context, details of the proposed development, the relevant planning framework, and planning assessment in support of the proposed development.

2. Site Description and Context

Lot 154 (365) and Lot 155 (385) Alexander Drive, Landsdale (Figure 2) are to be subdivided into 8 lots to enable the development of a mixed-use centre on the corner of Alexander Drive and Landsdale Road. It is understood that this subdivision application is under assessment and at an advanced stage (WAPC Ref: 202911). On approval of the subdivision our client will acquire Lot 1 of this subdivision, located towards the western boundary of existing Lot 155 as depicted at Figure 1.

The remainder of the subdivision application site has already received development approval (DA/2021/2013). There is a current application (DA2026/781) that seeks to make minor amendments to this approval and also extend the validity period of the development.



Figure 2 – Aerial Image of Lot 155

Future Lot 1 is 3,528m² and will have vehicle access from Sedano Glade which will connect to Alexander Drive to the east. To the west of the site is an existing residential precinct. To the north of the site on the opposite side of Sedano Glade, residential lots are proposed. To the east, southeast, and south of the site the adjacent land will be developed by a separate entity as a commercial centre (subject to planning approval) including medical centre; service station, shops, offices, and supermarket.

A legal description of the relevant landholdings is provided in Table 1.

Table 1 – Legal Description of Site

Lot	Diagram	Volume	Folio	Area	Registered Proprietor
155	D028708	1322	689	21,145m ²	Octangler Pty Ltd

3. The Proposal

The proposed development comprises the construction and operation of a single-storey childcare centre accommodating up to 84 children and 16 staff. The internal layout of the building contains children's activity rooms, nursery and toddler rooms, kindy rooms, cot rooms, children's amenities, dining areas and associated service and administration areas.



Figure 3 – Perspective of childcare centre

The proposed centre includes the following key components:

- A single-storey childcare building with a gross floor area of 786m²;
- Five primary children's activity areas, including nursery, tiny toddler, toddler and kindy rooms;
- Ancillary internal areas including reception and entry, office/planning area, meeting room, staff room, kitchen, pantry, laundry, accessible toilet, nappy change areas, bottle preparation area, storage areas and mechanical/service areas;
- Outdoor play areas providing approximately 1,066m² of total play space;
- Landscaped areas across the site, including perimeter landscaping and play-space landscaping;
- On-site car parking for 28 vehicles (including 1 ACROD bay), with associated vehicle circulation and pedestrian access;
- A gated bin store screened by a brick screen wall;
- Secure fencing and gates to childcare play areas and site boundaries; and
- Associated paving, paths, service infrastructure and incidental site works.

The childcare building is proposed as a low-scale, single-storey built form with a pitched Colorbond roof, articulated elevations, aluminium-framed glazing, texture-coated brickwork, painted columns, perforated metal screening and Colorbond fencing. The elevations present a contemporary but restrained built form that is consistent with the functional requirements of a childcare premises while maintaining a domestic-scale presentation.

Outdoor play areas are provided to support the operational requirements of the childcare use and are integrated with landscaped areas. The proposal provides approximately 1,066m² of landscaping, representing around 30% of the site area. The landscaping and play areas contribute to the amenity of the centre and assist in softening the built form and car parking areas when viewed from adjoining streets and surrounding properties.

Vehicle access, on-site parking, pedestrian entry and service areas are incorporated into the site layout to support the safe and practical operation of the childcare premises. The development also includes secure fencing, screened service areas and controlled entry points to manage access and protect the safety of children attending the centre.

Operational details are as follows:

- **Days of operation:** Monday to Friday
- **Hours of operation:** 6.00am to 7.00pm
- **Number of children:** 84
- **Number of staff:** 16
- **Age groups:**
 - Kindergarten 3-5 years
 - Toddler 2-3 years
 - Tiny toddler 12 months-2 years
 - Nursery 6 weeks-18 months

Overall, the proposal will deliver a purpose-built childcare centre designed to provide a contemporary early learning facility to provide an essential service for families in the local community.

4. Planning Framework

Table 2 provides a summary of the relevant planning and environmental matters considered in support of this application for development approval.

Table 2 – Overview of the Planning Framework

Planning Instrument	Description
Local Government Area	City of Wanneroo (the City)
Region Planning Scheme	Metropolitan Region Scheme (MRS) • Urban
Local Planning Scheme	Local Planning Scheme No. 2 (LPS 2) • Urban Development • Special Control Area 2
Structure Plan	East Lansdale Structure Plan (the structure plan)
Local Development Plan	Local Development Plan – Lots 154 and 155 Alexander Drive, Landsdale
Relevant State Planning Policy / Development Control Policy / Planning Bulletins	• State Planning Policy 3.7 Bushfire • State Planning Policy 7.0 Design of the Built Environment
Relevant Local Planning Policy	• Local Planning Policy 2.3 – Child Care Centres

The following sections demonstrate how the proposal satisfies key components of the planning framework.

5. Planning Assessment

5.1 Land Use Permissibility

Lot 155 is zoned Urban Development by the City of Wanneroo Local Planning Scheme No. 2 (LPS 2), it is also within Special Control Area (SCA 2). The Urban Development zoning triggers the requirement for a structure plan.

The site forms a part of the East Landsdale Structure Plan, which zones the site as Commercial, where Child Care Premises is a 'D' use, capable of approval via development application. As shown by the submitted plans, the proposed childcare centre is designed to sit within the associated subdivision and wider development and aligns with this structure plan.

5.2 Special Control Area and Local Development Plan

SCA 2 manages radiofrequency emissions and aims to prevent interference with the Perth International Telecommunications Centre (PITC) on Lot 1 (620) Gngangara Road, Cullacabardee (approximately 1,500m to the northwest of the site).



Figure 3 – Special Control Area 2

Schedule 18 of LPS2 details the special provisions of SCA2. The application site is located within the Southern Commercial Area shown by Figure 3. Special Provisions relevant to the proposed development are considered by Table 3 below.

Table 3 – SCA 2 Special Provisions

Special Provisions	Applicant Response
5 c) All roofs must have a pitch of at least 10 degrees, except for portions of the roof accommodating roof mounted plant.	Complies. The proposed roof pitch has an angle of 15 degrees.
5 d) Car parking is to be located: - Between the buildings; and/or - To the south of the buildings for the Southern Commercial Area	Complies. Car parking is located to the south and to the west of the proposed building. In the context of the wider development the car parking is interspersed between the proposed buildings.

Special Provisions

- 5 e) Vehicle access is not permitted from Alexander Drive other than from:
- Existing constructed roads
 - The proposed extension to Sedano Glade through to Alexander Drive

5 f) All glazing on the windows and glass doors of the northern elevations of buildings of the Southern Commercial Area is to be treated with RF shielding window film to block up to 20 Gigahertz frequencies.

6.2 In the Southern Commercial Area the following additional provisions apply:

- The wall/s on northern elevation of buildings, where the wall fronts or directly faces the extension of Sedano Glade and are identified on an endorsed local development plan as being solid must be solid unless approved in accordance with Clause 7.1.
- The height of all buildings must not exceed 7.5 metres above finished ground levels

Applicant Response

Complies. The road layout and vehicle access is determined by the subdivision of the wider site.

The site is not accessed from Alexander Drive, access will be from the proposed extension to Sedano Glade.

Complies. Glazing on the northern elevation of the building is to be treated with the RF shielding window film.

Complies. The northern elevation of the building facing Sedano Glade is to be built of brick.

Complies. The building height is 5.9m above finished ground level at the tallest point.

A requirement of SCA2 is for an approved Local Development Plan (LDP) prior to development approval being granted. An LDP for Lots 154 and 155 Alexander Drive was approved by the City in July 2020 (Figure 4).

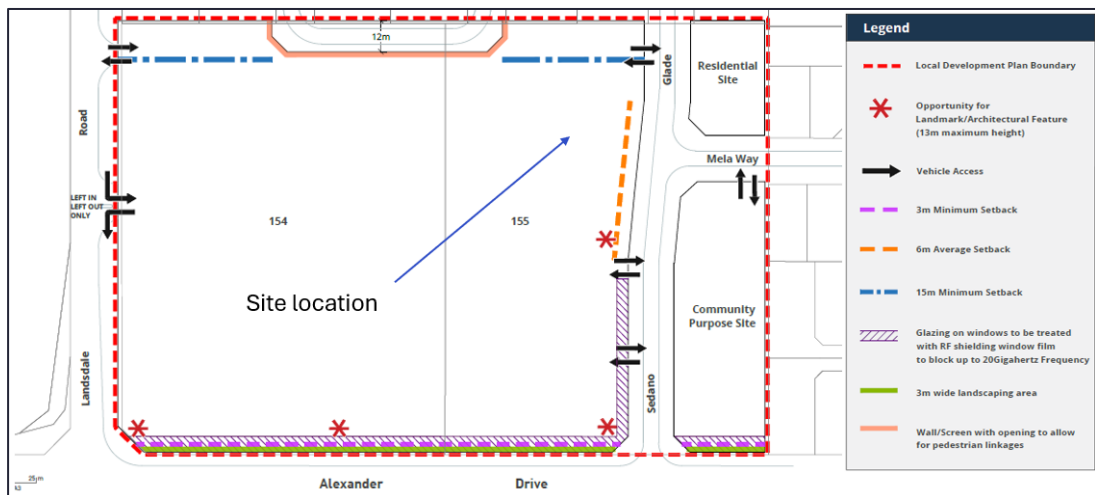


Figure 4 – 154 and 155 Alexander Drive LDP

The relevant provisions of the LDP to this site are:

- Two-way vehicle access to the site in the northwest corner;
- 6m average setback from Sedano Glade; and

- 15m minimum setback from the western site boundary.

As demonstrated by the submitted plans, these LDP requirements have been satisfied. Two-way access is proposed to Sedano Glade in the northwestern corner, the northern elevation of the building is setback more than 15m from Sedano Glade, and the western elevation of the building is setback more than 15m from the western boundary of the site.

5.3 Local Planning Policy 2.3 – Child Care Premises

LPP 2.3 sets out general policy provisions that specifically relate to childcare centres. The table below considers those relevant to the proposal and the applicant's response.

Table 4 – LPP 2.3 General Policy Provisions

General Policy Provisions	Applicant Response
Child Care Centres should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings.	Complies. The proposed childcare centre forms a part of a larger development across Lots 154 and Lot 155 and it will be adjacent to a supermarket to the south, offices to the southeast, and medical centre to the east. There are existing residential properties to the west (Melanzana Chase) and proposed residential to the north on the opposite side of Sedano Glade. There is a suitable separation between these and the childcare site.
Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses: • Outdoor play areas should ideally be located away from any adjoining residential development; • Where the above cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries; and • Windows to activity rooms should be oriented away from any adjoining residential development.	Complies. Play space is located on the northern and southern side of the proposed building. On the northern side this is 18m away from the proposed residential lots to the north which will be on the opposite side of Sedano Glade. There will also be fencing on this northern boundary of the childcare site. This ensures sufficient separation and mitigation against potential noise impacts on adjoining properties.
All adjacent verges are to be landscaped, reticulated and maintained for the duration of the development to discourage parking. Paving or sealing the verge is not permitted.	Complies. Landscaped verges are proposed across the site including tree planting adjacent to the building entrance and along the western boundary of the site.
Child Care Centres should ideally be located on Neighbourhood Connector roads.	Complies. The development site is close to, and visible from a Neighbourhood Connector road, in this case Alexander Drive.
Parking areas should be located in front of buildings or easily visible from the entrance to the site.	Complies. A row of parking bays is proposed in front of the building, with a further row of parking bays to the west. All parking bays are within a short walking distance of the building entrance, and the majority of these are visible from the building entrance.

General Policy Provisions

Disabled parking bays should be located in close proximity to the pedestrian entrance to the site.

Parking is to be provided on site at a rate of one parking bay for each staff member, in addition to the required number of bays as outlined in the table below.

Children	Car bays required
25 or less	5
26-30	6
31-38	7
39-46	8
47-54	9
55 or more	9 bays plus 1 per 8 children accommodated in excess of 54

Pedestrian access within the site is to be provided from the parking area to the entrance of the building and link into existing or future neighbourhood pedestrian or cycle networks.

An acoustic report is to be provided where the Child Care Centre is proposed within a residential zone, or where the City considers it has the potential to generate noise impacts which will affect the surrounding properties, or where the noise generated from surrounding land uses may affect the Child Care Centre. A noise management plan will also be required where identified by the acoustic report.

A traffic impact statement is to be provided for all Child Care Centre applications unless a traffic impact assessment is required in accordance with the WAPC's Traffic Impact Assessment Guidelines.

A landscaping plan is to be provided detailing the plant species, planting

Applicant Response

Complies. One disabled parking bay is proposed and is located as close to the building entrance as possible.

Discretion Sought. A total of 28 on-site car parking bays are provided, comprising 16 staff bays and 12 visitor bays.

Based on the proposed capacity of 84 children, the applicable parking requirement is 16 staff bays and 13 visitor bays, resulting in a total requirement of 29 bays.

This represents a single bay shortfall against the requirements of LPP 2.3.

Complies. Pedestrian pathways are provided around the building, which provide access to the car parking and to the wider commercial centre.

Complies. An Environmental Acoustic Assessment is submitted as a part of this application. The assessment concludes that the proposed development can comply with the *Environmental Protection (Noise) Regulations 1997*, subject to the following acoustic management measures:

- Outdoor play areas are not used before 7:00am;
- The nominated 1.2 metre acoustic barriers/fencing are installed as shown on the plans;
- Mechanical plant is located within the proposed plant area;
- Final mechanical plant selection is reviewed by an acoustic consultant prior to installation;
- No external music is played within outdoor play areas; and
- Soft finishes are favoured within outdoor play areas where practicable.

On this basis, the proposed childcare centre is not expected to result in unacceptable acoustic impacts on nearby residential or commercial premises, subject to implementation of the recommendations

Complies. A Transport Impact Statement is provided with the application. This is considered in detail in section 5.6 below.

Complies. Landscaping parameters are provided on the submitted site plan indicating areas that will be soft landscaped and tree

General Policy Provisions

densities, location (including verges) and the area of landscaping provided on site.

Written statement outlining the number of children proposed, age group breakdown, days and hours of operation, number of staff and suitability of the proposed site for a Child Care Centre.

Applicant Response

locations. Full details of planting can be agreed by a condition of approval.

Days of operation: Monday to Friday

Hours of operation: 6.00am to 7.00pm

Number of children: 84

Number of staff: 16

Age groups:

- Kindergarten 3-5 years
- Toddler 2-3 years
- Tiny toddler 12 months-2 years
- Nursery 6 weeks-18 months

5.4 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) seeks development that demonstrates good design through consideration of context, character, built form, function, sustainability, amenity and safety.

The proposed childcare centre responds appropriately to these objectives by presenting as a single-storey, low-intensity development with a pitched roof, articulated elevations, brick and lightweight wall finishes, glazed openings and a restrained colour and material palette. The form and appearance of the building are consistent with the intended commercial character of the broader East Landsdale centre while remaining suitably domestic in scale to support the childcare use.

The site layout has been prepared to respond to the configuration of the proposed lot, the approved LDP and the subdivision layout and road network for the wider landholding. The building is positioned to achieve the required setbacks and to establish a clear relationship with Sedano Glade, while car parking is located to the south and west of the building in a manner that is functional and compatible with the broader development pattern. This arrangement supports legibility, passive surveillance and efficient internal circulation, while also allowing the building to present a more active and landscaped edge to the street and adjoining public realm.

The proposal also demonstrates a strong response to safety, amenity and usability. Outdoor play areas are integrated with the building layout and separated from adjoining residential interfaces by setbacks, fencing and landscaping, while pedestrian access is clearly defined from the parking areas to the building entry. The inclusion of screened service areas, a gated bin enclosure, secure boundaries and substantial landscaping assists in managing amenity impacts and softening the built form and parking areas. The submitted technical reports further support the proposal's design response by addressing acoustic, traffic, bushfire and stormwater matters, indicating that the development can operate effectively within the site constraints and surrounding context.

Overall, the proposed childcare centre is consistent with the intent of SPP 7.0 because it is well-related to its site, functionally organised, visually restrained and supported by landscaping and circulation arrangements that contribute to a coherent and high-quality built form outcome

5.5 Transport, Access and Waste Servicing

A Transport Impact Statement has been prepared by Urbii and is included with the application. The report assesses the proposed access, parking, traffic generation, servicing, public transport, walking and cycling arrangements associated with the development.

Vehicle access will be provided via a shared internal access road connecting to the proposed extension of Sedano Glade and the broader internal subdivision road network. The access arrangement allows vehicles to enter and exit the site in a forward gear and provides appropriate connectivity to the surrounding development area.

The proposal provides 28 on-site car parking bays, including one ACROD bay. The statement concludes that this satisfies the applicable City of Wanneroo parking requirement and that peak parking demand can be accommodated on site, subject to the recommended allocation of staff, pick-up/drop-off and shared-use bays.

The development is estimated to generate approximately 250 vehicle trips per day, with up to 68 vehicle trips during the weekday AM and PM peak hours. This level of traffic generation is below the WAPC threshold requiring detailed traffic analysis of surrounding road links and is not expected to result in a significant impact on the surrounding road network.

The report also confirms that service and waste collection vehicles can be accommodated on site, with servicing to occur outside peak drop-off and pick-up periods.

Bicycle parking and end-of-trip facilities proposed to support active transport.

Overall, the Transport Impact Statement concludes that the proposed access, parking, servicing and transport arrangements are appropriate for the proposed childcare centre, and that no significant transport or safety issues have been identified.

5.6 Bushfire

A Bushfire Management Plan (BMP) and Bushfire Emergency Plan (BEP) have been prepared by Bushfire Prone Planning in support of the proposed development. The site is located within a designated bushfire prone area and the proposal comprises a vulnerable land use for the purposes of State Planning Policy 3.7 – Bushfire (SPP 3.7) and the Planning for Bushfire Guidelines.

The BMP identifies that the proposed childcare centre can achieve an indicative Bushfire Attack Level of BAL-12.5, below BAL-29, and therefore satisfies the relevant bushfire criteria to siting and design, asset protection, vehicular access and water supply.

The BEP addresses the operational requirements of proposal. This sets out staff responsibilities, emergency information sources, evacuation procedures, shelter-in-place procedures and pre-emptive closure or evacuation triggers during elevated bushfire risk conditions.

Overall, the BMP and BEP demonstrate that bushfire risk can be appropriately managed for the proposed childcare centre, subject to implementation and ongoing maintenance of the identified bushfire protection measures, staff training, operational preparedness, and compliance with the emergency management procedures set out in the BEP.

6. Conclusion

This application seeks development approval for a single-storey childcare centre on proposed Lot 1, being part of Lot 155 (385) Alexander Drive, Landsdale.

The proposed childcare centre is an appropriate and compatible land use within the planned commercial context of the wider subdivision area. The site is located within the East Landsdale Structure Plan area and is capable of approval as a Child Care Premises within the Commercial zone. The proposal has also been designed having regard to the requirements of Special Control Area 2 and the approved Local Development Plan for Lots 154 and 155 Alexander Drive.

The development satisfies the relevant provisions of Local Planning Policy 2.3 – Child Care Premises, including in relation to site suitability, parking, access, pedestrian movement, acoustic management, traffic, landscaping and operational details. The supporting technical reports demonstrate that the proposal can be appropriately accommodated on the site without unacceptable impact on adjoining residential or commercial land uses.

Overall, the proposed development represents an orderly and proper planning outcome for the site that is consistent with the applicable planning framework and is supported by the necessary technical assessments. Once completed, the childcare centre will provide an important service to the local community and thereby improving the liveability of the local area.