



Planning and Development Act 2005

City of Belmont Local Planning Scheme No.15

Metro Inner-South Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: 210 (Lot 1) Belmont Avenue And 24 & 26 (Lots 96 And 97)
Laurie Street Kewdale

Application Details: Child Care Premises

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 25 March 2022, subject to the following:

1. **Approve** DAP Application reference DAP/21/02145 and accompanying plans dated 8 March 2022 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Belmont Local Planning Scheme No. 15, subject to the following:

Conditions

1. Development/land use shall be in accordance with the attached approved plan(s) dated 8 March 2022 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Metro Inner-South Joint *Development Assessment Panel or City of Belmont*.
2. No more than 99 children and 19 staff shall be permitted on the Child Care Premises at any one time.
3. Prior to the lodgement of a Building Permit application, the applicant/landowner shall prepare a Road Safety Audit report to identify suitable protection measures for the outdoor play area and building that must be incorporated into the design of the building and/or the boundary fencing to Belmont Avenue and Laurie Street for the Child Care Premises. The measures shall be implemented at the applicant/landowner's full cost, to the satisfaction of the City.
4. Prior to the lodgement of a Building Permit application, the owner/applicant shall submit a detailed plan, specifications and certified structural details for the wall along the northern truncation, as marked in 'Red' on the approved plans. The wall is to be constructed to mitigate the impact a vehicle in the event of a crash.
5. The operating times for the Child Care Premises shall be limited to the hours of 7:00am to 7:00pm Monday to Friday, unless otherwise approved in writing by the City.



6. Prior to commencement of use, Lot 1 Belmont Avenue and Lots 96 – 97 Laurie Street shall be amalgamated, and a new Certificate of Title obtained for the lot.
7. All existing buildings and structures on Lot 1 Belmont Avenue and Lots 96 – 97 Laurie Street, including soak wells, leach drains, septic tanks, underground storage tanks, stormwater drainage systems and wastewater disposal systems, shall be removed and the land levelled.
8. Prior to lodging an application for building permit, the owner/ applicant shall submit a detailed schedule of external materials, finishes and colours to be used in the construction of the development, to the satisfaction of the City.
9. Prior to lodging an application for building permit, the owner/applicant shall submit a detailed plan of the south-eastern boundary wall, specifying the façade treatment and material palette to the satisfaction of the City, on the advice of the Design Review Panel.
10. Prior to lodgement of a building permit application, an amended landscaping and irrigation plan for the subject development site and street verge is to be prepared and submitted to the City for approval that incorporates the following:
 - i. Suitable screening plants and shade trees that can be accommodated between the car park and the south-western and south-eastern boundary fences.
 - ii. Suitable tree and shrub species that can be accommodated in the car park setback area to Laurie Street.
 - iii. Suitable trees species and verge materials for the Laurie Street and Belmont Avenue verges.
11. Prior to occupation or use of the development, landscaping, plants, verge treatment and/or irrigation are to be installed and thereafter maintained in accordance with the approved landscaping and irrigation plan to the satisfaction of the City.
12. Prior to the commencement of site works the applicant shall submit a construction and traffic management plan that accords with the requirements of AS 1742 Pt 3 to the City. The plan shall thereafter be implemented to the satisfaction of the City.
13. Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:
 - (a) The approved plan (a minimum of 31 parking bays);
 - (b) Schedule 7 of City of Belmont Local Planning Scheme No. 15; and
 - (c) Council's engineering requirements and design guidelines.

The areas must be sealed in bitumen or concrete in accordance with the City of Belmont specifications, unless otherwise approved by the City.



14. All access ways, parking areas and hard stand areas shall be maintained in accordance with the City's engineering requirements and design guidelines.
15. The 15 visitor and 16 staff car parking bays are to be constructed and maintained in accordance with the City's engineering requirements and design guidelines to the satisfaction of the City. The bays must be individually marked on site as 'Visitor Bays', 'Staff Bays' and made available for use by visitors and staff members at all times.
16. The vehicle entry point is to be signposted with a 'Low Clearance' sign in accordance with Australian Standard AS2890.1:2004.
17. Prior to occupation or use of the development, a Car Parking Management Strategy and Operational Plan for the Child Care Premises with respect to on-site car parking provision and operations shall be prepared and submitted to the satisfaction of the City. The Car Parking Management Strategy and Operational Plan shall include details regarding the number of drop off and pick up bays and staff bays for the development, operating hours (including when children can arrive and be picked up) and shall also outline measures to implement the promotion and management of non-car-based travel modes and network, which encourages the use of bicycles and public transport. Once approved, it shall be implemented at all times to the satisfaction of the City.
18. The Car Parking Management Strategy and Operational Plan shall be reviewed within the first three months of operation. The landowner/operator shall update the Car Parking Management Strategy and Operational Plan to address any issues arising from the review to the satisfaction of the City.
19. Prior to the occupation of the development a minimum of 5 bicycle bays, 5 ventilated equipment lockers and 1 unisex shower shall be installed and thereafter maintained for the course of the development to the specifications outlined within AS2890.3:2015, to the satisfaction of the City.
20. Prior to occupation or use of the development, the redundant crossovers to Lot 1 Belmont Avenue and Lots 96 – 97 Laurie Street, as shown on the approved plans, shall be removed and the verge and kerb reinstated in accordance with the City's Technical Specifications, to the satisfaction of the City.
21. Prior to occupation or use of the development, the owner/applicant shall, after having obtained written approval from the City (Crossover Upgrade Application), construct a vehicle crossover in accordance with the approved plans and the City's engineering specifications to the satisfaction of the City.
22. The owner/applicant shall submit a detailed stormwater plan for approval of the City prior to application for a building permit, showing the proposed drainage system to the standards of the City of Belmont's engineering requirements and design guidelines.



23. All stormwater from roofed and paved areas shall be collected and disposed of on-site in accordance with the City of Belmont's engineering requirements and design guidelines.
24. The bin storage area must be paved with an impervious material and must not drain to a stormwater drainage system or to the environment.
25. Prior to occupation or use of the development, the owner/applicant shall install the required fencing to comply with the requirements of the Environmental Acoustic Assessment dated 7 December 2021, as marked in 'RED' on the approved plans, to the satisfaction of the City.
26. All fencing visible from the street shall be constructed in:
 - (a) brick and visually permeable timber; or
 - (b) brick and visually permeable wrought iron; or
 - (c) other materials which match the development and are acceptable to the City.
27. Any services or plant and equipment shall be located and/ or screened to the satisfaction of the City, on the advice of the relevant service authorities.
28. Prior to occupation of the development, an updated Waste Management Plan shall be submitted to the City for approval. The Waste Management Plan shall accommodate trucks to access and egress the site in forward gear without impacting on car parking spaces within the property. The Waste Management Plan shall be implemented at all times, unless otherwise approved by the City, to the satisfaction of the City.
29. The sign shall be always located wholly within the boundaries of the subject property.
30. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the four (4) year period, the approval shall lapse and be of no further effect.



Advice Notes

1. This development approval is not a demolition permit. A demolition permit must be obtained from the City's Safer Communities – Building Surveying prior to commencement of any demolition works. Please liaise with the City's Safer Communities – Building Surveying for further information.
2. The modified Landscaping and Irrigation Plan shall be a minimum size of A3 and is to contain a north point and a scale. The plan must show by numerical code, the botanical name of each plant species, proposed pot size, quantity and must also include the proposed treatments of:
 - a. all areas of the property visible from the street; and
 - b. the street verge.

It is recommended that the landscaping plan is prepared by a professional horticulturalist or landscape architect.

3. In relation to the installation of landscaping, the plants are to be nurtured until they reach their typical mature dimensions, and shall thereafter be maintained at those mature dimensions unless Council approves otherwise in writing.
4. The City's Engineering Requirements and Design Guidelines contains detailed specifications which must be adhered to in the preparation of plans submitted for approval in respect of such matters as drainage, paving, parking, accessways, crossovers, land fill and retaining.

In the event that access ways, parking areas and hard stand is not satisfactorily maintained, the City may require by notice, in writing, that the area be brought up to a satisfactory standard within a specified period of time and the notice shall be complied with within that period. Without limitation, the notice may require that lines marking car bays be re-painted, potholes be repaired, damaged kerbs be replaced and degraded access or parking areas be resurfaced generally in accordance with the City's Engineering Requirements and Design Guidelines.

5. Neither a development approval nor a building permit constitutes an approval to construct a crossover to a property. Prior to commencement of any site works, separate approval must be obtained from the City's Infrastructure Services Department to construct a crossover to the property (i.e. from the road to connect with the property's internal driveway). This approval shall be sought by way of an application for Infrastructure Services Clearance. Failure to obtain approval from the City's Infrastructure Services for the crossover may result in time delays or refusal of a vehicle crossover subsidy. Please note Infrastructure Services Clearance Applications are determined within 30 working days from date of lodgment provided further information is not required.
6. *Visually permeable' has the definition given to it in the Residential Design Codes. The City's expectation is that any walls and fences must allow for adequate views between the building and the street to promote passive surveillance.*

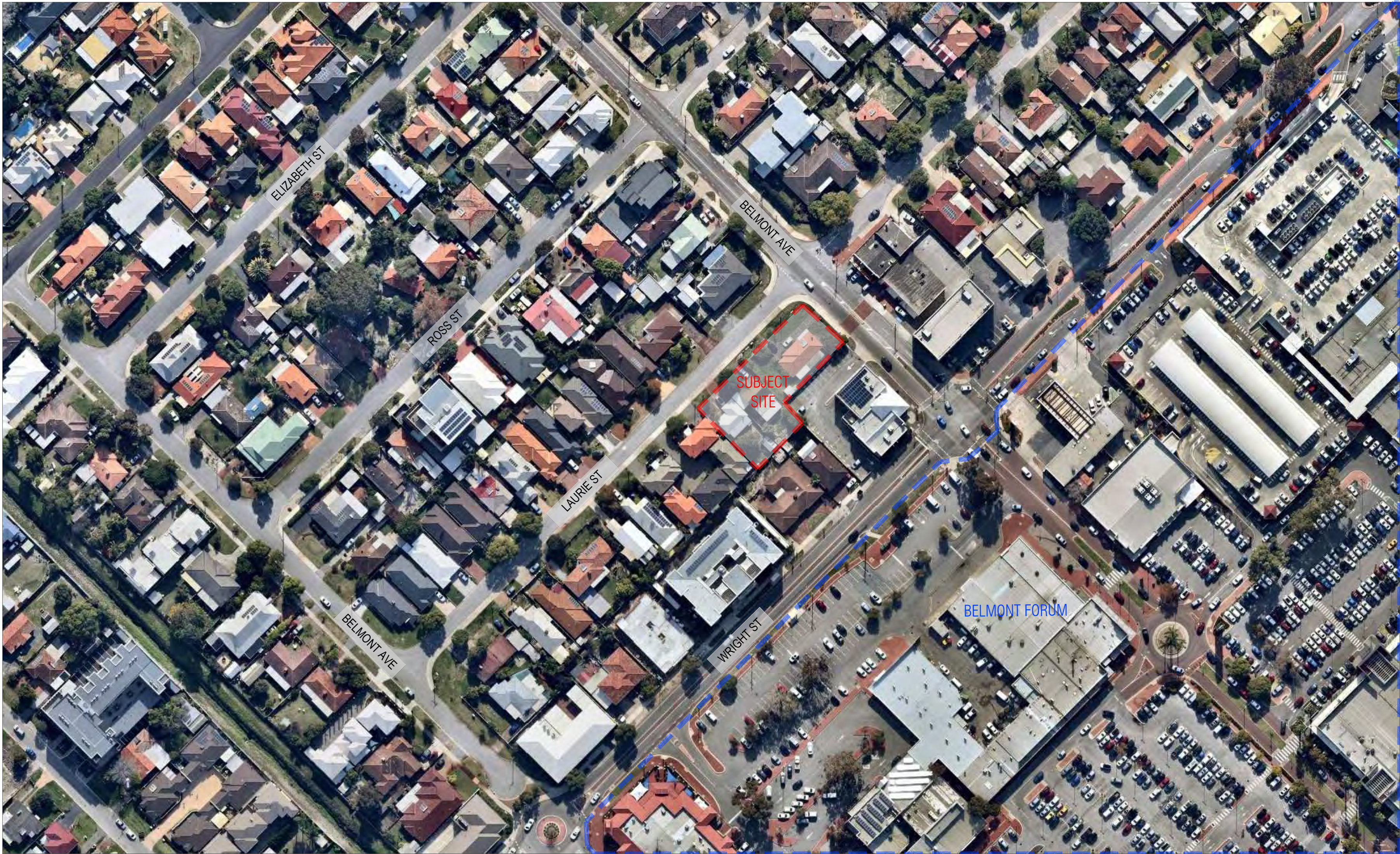


7. The applicant is advised that development approval is not approval for the erection and/or construction of any signage. A building permit is required prior to the erection and/or construction of signage. Please liaise with the City's Safer Communities – Building Surveying for more information.
8. Please be advised that approval of the signage has been granted based on the plans and information submitted. Any physical changes to the sign structure and/or modifications that alter the nature of the sign will require lodgement of a new application unless otherwise approved by the City.
9. The applicant is advised that no food preparation is approved to be undertaken on-site. Registration in accordance with the *Food Act 2008* must be obtained prior to the commencement of food preparation. Please liaise with the City's Environmental Health Department to ascertain the requirements.

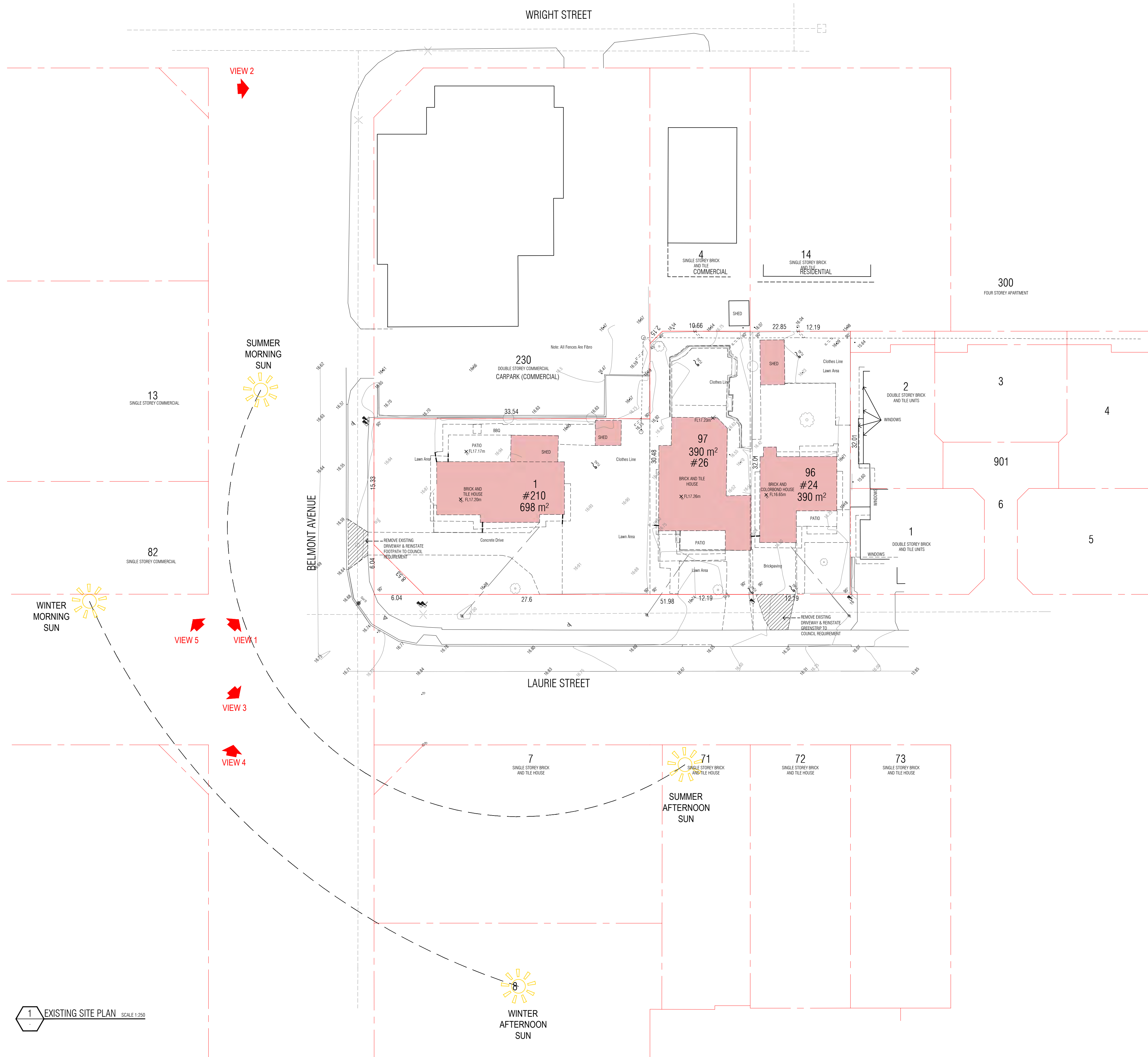
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

24-26 LAURIE ST & 210 BELMONT AVE
KEWDALE, WESTERN AUSTRALIA 6105

DRAWING LIST	
A-000	COVER PAGE
A-001	CONTEXT & CHARACTER
A-010	EXISTING AND DEMOLITION PLAN
A-020	PROPOSED SITE PLAN & ROOF PLAN
A-100	PROPOSED GROUND FLOOR PLAN
A-101	PROPOSED FIRST FLOOR PLAN
A-400	PROPOSED EXTERNAL ELEVATIONS
A-401	PROPOSED FENCE ELEVATIONS & SIGNAGE DETAIL
A-900	3D RENDERS
A-901	3D RENDERS
A-902	SHADOW DIAGRAM

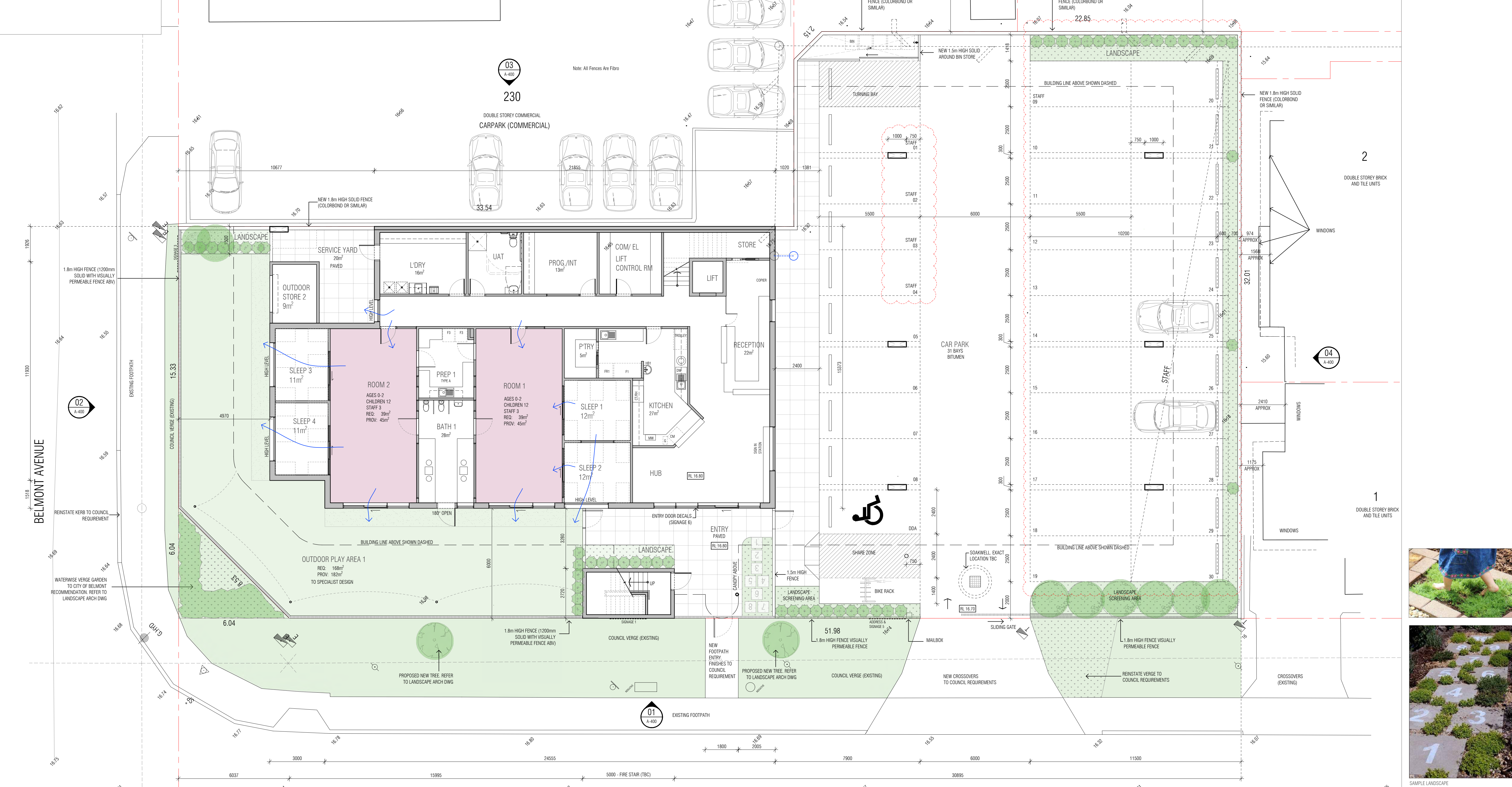


AERIAL IMAGE
NTS

[illegible]

TOTAL SITE AREA: =1478m²
MINIMUM SPATIAL REQUIREMENTS:
99 CHILDREN
INDOOR SPACE =299m² (358.02m² PROVIDED)
OUTDOOR SPACE =693m² (729m² PROVIDED)
STAFF TO CHILD RATIOS REQUIRED:
0-2 YEAR =24 CHILDREN - 6 STAFF
2-3 YEARS =20 CHILDREN - 6 STAFF
2.5+ YEARS =25 CHILDREN - 5 STAFF
3+ YEARS =20 CHILDREN - 2 STAFF
TOTAL =99 CHILDREN
TOTAL STAFF REQUIRED=19 STAFF
PARKING BAYS PROVIDED:
STAFF BAYS =18 BAYS
1.8 CHILDREN =13 BAYS
TOTAL CAR BAYS =31 BAYS (INCL. DDA BAY)

VENTILATION



E W E R T
L E A F

LEVEL 3, 49-51 STEAD STREET, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

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REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED
P1	16.09.2021	ISSUE FOR INFORMATION	SFT												
P2	22.10.2021	ISSUE FOR DA SUBMISSION	SFT												
P3	05.11.2021	ISSUE FOR DA SUBMISSION	SFT												
P4	29.11.2021	ISSUE FOR DA SUBMISSION	SFT												
P5	11.02.2022	ISSUE FOR DA SUBMISSION	SFT												
P6	28.02.2022	ADDED CAR BAY OVERHANG	SFT												
P7	03.03.2022	REDUCED STAFF NUMBER & REVISED CAR BAY	SFT												

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
25-Mar-2022

PROJECT

KEWDALE EARLY LEARNING
CENTRE

24-26 LAURIE ST & 210 BELMONT AVE
KEWDALE
WA 6105

DEVELOPMENT APPROVAL

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE: 1:100
PAGE: A1
DRAWN: SFT
DRAWING ISSUE
DEVELOPMENT APPROVAL

CITY OF BELMONT
RECEIVED
08/03/2022
Application No: 160/2021
AUGUST 2021
DRAWING NO.
A-100.P7

SAMPLE OF EXISTING GREEN LEAVES ELC OUTDOOR PLAYSCAPE



1
-

WEST FENCE ELEVATION



2
-

NORTH FENCE ELEVATION



contour cut and
digitally printed logo
and lettering SAV

font to be
Proxima Nova Soft
Semibold in PMS 547U

contour cut one way
vision vinyl using
PromoVue 60/40

ensure leaves graphic
faces upwards

6 INDICATIVE FRONT DOOR SIGNAGE & DECALS

OPERATOR GUIDELINE

NTS



contour cut one
way vision vinyl

ensure leaves
graphic is facing
upwards

7 INDICATIVE WINDOW DECALS AT ENTRY

OPERATOR GUIDELINE

NTS

3 SIGNAGE 1 DETAIL

LAURIE ST - ILLUMINATED SIGNAGE

SCALE 1:50



4 MAILBOX & SIGNAGE 5 DETAIL

LAURIE ST - NON ILLUMINATED SIGNAGE

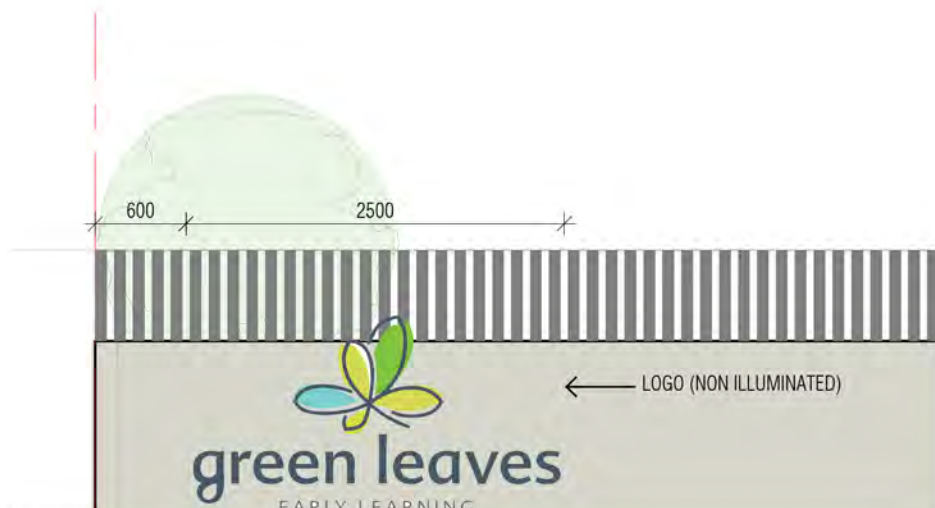
SCALE 1:50



5 SIGNAGE 3 DETAIL

FENCE & BALUSTRADE - TYPICAL NON-ILLUMINATED SIGNAGE

SCALE 1:50



E W E R T
L E A F

LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

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DEVELOPMENT
ASSESSMENT PANEL

APPROVED
25-Mar-2022

PROJECT
KEWDALE EARLY LEARNING
CENTRE
24-26 LAURIE ST & 210 BELMONT AVE
KEWDALE
WA 6105

DEVELOPMENT APPROVAL
DRAWING TITLE
PROPOSED FENCE ELEVATIONS & SIGNAGE
SCALE: 1:100
PAGE: A1
DRAWN: SFT
DRAWING ISSUE
DEVELOPMENT APPROVAL
CITY OF BELMONT
RECEIVED
08/03/2022
Application No: 560/2021
AUGUST 2021
DRAWING No: A-401.P5
REV



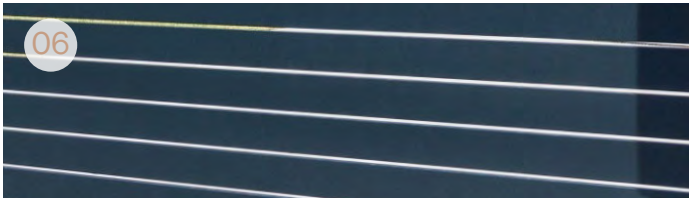
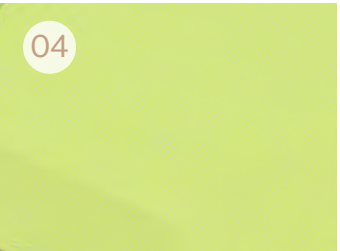
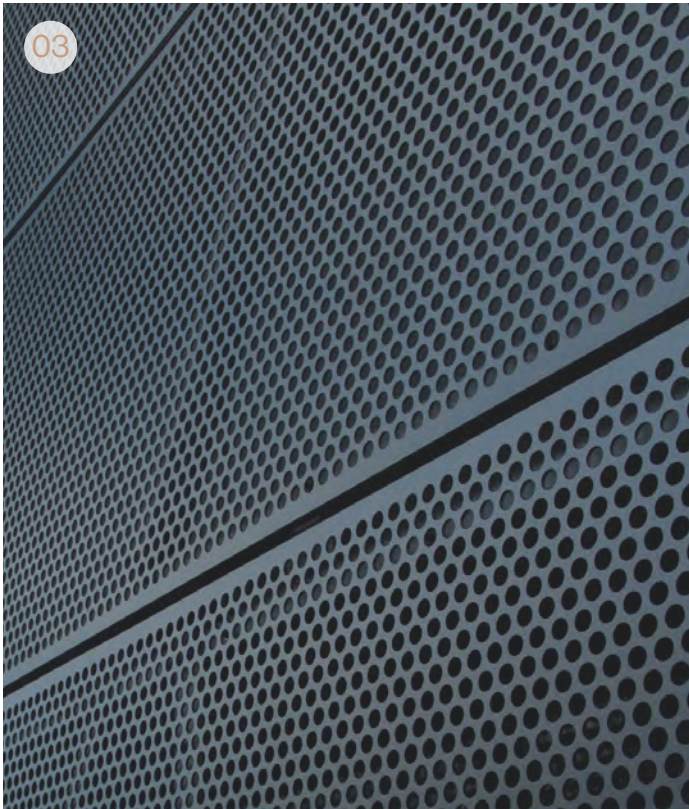
**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

25-Mar-2022

External Finishes Board

- 01 Shiplap fibre cement cladding (surfmist) - PT-01
- 02 Fibre cement cladding (mudpack) - PT-02
- 03 Perforate metal panel - PFR-01
- 04 Shade sail (green, yellow, blue)
- 05 Steel fascia/balustrade trim (deep ocean) - MTL-01
- 06 Metal balustrade with horizontal screening
- 07 Window/door frames (silver)
- 08 Metal roofing (surfmist)
- 09 Aluminium batten (light brown/timber look)
- 10 Concrete ribbed profile (green) - CON-01
- 11 Glazing (clear)



**CITY OF BELMONT
RECEIVED
08/03/2022
Application No: 568/2021**