PART C – TOWN OF VICTORIA PARK

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lot 2 (No.22) Brodie-Hall Drive, Bentley - Proposed Research and Development Building – DAP/25/02860

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part C – Item 3.1 – LOT NO. 2 (NO. 22) BRODIE-HALL DRIVE, BENTLEY – PROPOSED RESEARCH AND DEVELOPMENT BUILDING

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP
Local Government Area:	Town of Victoria Park
Applicant:	Hidding Urban Planning
Owner:	Pine Ridge Holdings Pty Ltd
Value of Development:	$2 million
Responsible Authority:	Town of Victoria Park
Authorising Officer:	Robert Cruickshank, Manager Development Services
LG Reference:	5.2025.3.1
DAP File No:	DAP/25/02860
Application Received Date:	12 February 2025
Report Due Date:	4 August 2025
Application Statutory Process Timeframe:	90 Days (with additional 88 days agreed)
Attachment(s):	1. Amended Development Plans – amended date received 4 July 2025 2. Schedule of submissions 3. Department of Water and Environmental Regulation referral response – date received 26 March 2025 4. Water Corporation referral response - date received 17 February 2025 5. Transport Impact Statement – amended date received 8 May 2025 6. Applicant Planning Report - amended date received 4 July 2025 7. Landscaping Plan - amended date received 4 July 2025 8. Arborcultural Report – amended date received 29 April 2025 9. Research and Development Report - amended date received 4 July 2025 10. Research and Development Flowchart – dated 29 April 2025 11. Acoustic Assessment – date received 7 January 2025 12. Waste Management Plan – date received 5 February 2025 13. Stormwater Civil Works - date received 5 February 2025 14. Site photos

Responsible Authority Recommendation

That the Metro Inner DAP resolves to:

Approve DAP Application reference DAP/25/02860 and accompanying plans 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 Town of Victoria Park Local Planning Scheme No. 2, subject to the following conditions:

Conditions

Operational conditions

1. This approval is for the predominant use of the building to be 'research and development' as defined under the Town of Victoria Park Local Planning Scheme No 2, being:

   "premises used for research and development activities for science, technology, education and research purposes inclusive of the development, assembly and production of products."

   This approval does not authorise the operation of a child care premises that is not primarily operated for research and development purposes.

   Should the building no longer be predominantly used for the purpose of research and development, any child care use shall cease to the satisfaction of the Town, unless otherwise approved.

2. This approval for research and development permits the development to include an operational child care centre operated by Busy Brains and Guardius ('the operator') only. Operation of the child care component by any other operator is not permitted unless approved by the Town.

3. Prior to occupation and commencement of the use hereby approved, the proponent shall enter into a non-registrable agreement with the Town, which confirms that:
   a) The primary ongoing use is for research and development in early education, and that the use will maintain a clear innovation mandate;
   b) Development approval for any substantial operational change will be sought from the Town;
   c) An annual report will be prepared by the proponent, reporting on the preceding calendar year, for the following items:
      i. Executive summary of the research and development activities at the Busy Brains and Guardius research and development centre, primarily focusing on early childhood development and safety;
      ii. Research themes and focus areas, relating to early brain development (Busy Brains) and child safety and RTLS innovation (Guardius);
      iii. Key outputs, including (though not limited to):
         - Peer-reviewed and/or internal reports on key findings;
         - Case studies pilot outcomes in childcare settings);
         - Data dashboards (aggregated anonymised data);
         - Innovation pilots (technology and system trials);
         - Parent/Centre feedback (interviews, surveys, co-design sessions);

- Community briefings (summaries for stakeholders and the Town);
- Conference presentations (papers and submissions);

iv. Regulatory recommendations (safety or question and answer session contributions).
v. Partnerships and collaborations;
vi. Commercialisation and sector impact;
vii. Ethics and data governance;
viii. Forward research plan; and,
ix. Appendices.

4. A maximum of nine (9) employees are permitted to operate from the premises at any one time.

5. The number of children on-site at any one time shall not exceed 51.

6. Attendance at the site by children and their parents/guardians is limited to Monday to Friday, 6:30am to 6:30pm (excluding public holidays and weekends).

Construction management

8. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a construction management plan addressing the following matters:
   a) How materials and equipment will be delivered and removed from the site;
   b) How materials and equipment will be stored on the site;
   c) Parking arrangements for contractors;
   d) Construction waste disposal strategy and location of waste disposal bins;
   e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
   f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
   g) Construction traffic and pedestrian management; and
   h) Other matters likely to impact on the surrounding properties.

Colours and materials

10. Proposed external colours, finishes and materials to be used in the construction of the building are to be in accordance with the approved plans to the satisfaction of the Town, unless otherwise approved.

Boundary wall

11. A zero lot gutter to be provided for the boundary wall, unless otherwise approved in writing by the Town.

12. Prior to the occupation of the building, unless otherwise approved in writing by the Town, the external surface finish of the boundary wall must be finished to the same standard as the rest of the development to the satisfaction of the Town.

Waste and stormwater

13. Development being in accordance with the approved Waste Management Plan at all times to the satisfaction of the Town.

14. At all times provision must be made onsite for the storage and collection of garbage and other solid waste. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the Town.

Car and bicycle parking

15. Prior to the occupation or use of the development, all car parking spaces together with their access aisles to be clearly paved, sealed, marked and drained in accordance with AS2890.1 and AS2890.6, and thereafter maintained to the satisfaction of the Town.

16. Prior to occupation of the development, a minimum of six (6) bicycle parking spaces must be provided in accordance with Australian Standard AS 2890.3 and to the satisfaction of the Town. The bicycle parking facilities shall be installed and remain in place permanently, unless otherwise approved by the Town.

Vehicle access, crossovers and verge treatments

17. All driveways and car parking bays to be constructed of brick paving, liquid limestone, exposed aggregate or any alternative material approved by the Town.

18. The existing '*Liquidambar Formosana'* verge tree, as marked in red on the approved plans, has been approved for removal. Prior to the removal of the verge tree, the owner/applicant is to pay the Town of Victoria Park the costs associated with the removal of the tree, including the Helliwell valuation (refer to related Advice Note).

19. Prior to the occupation of the development, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the Town of Victoria Park.

Trees and Landscaping

20. Prior to lodging an application for a building permit, a detailed landscaping and reticulation plan for the subject site and the adjacent road verge must be submitted to and approved by the Town, and must include the following:
    a) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
    b) The proposed reticulation methodology, with all planting to be appropriately reticulated for the first five (5) summers by the landowner/proponent;
    c) Any lawn to be established;
    d) Any existing vegetation and/or landscaped areas to be retained; and,
    e) Any verge treatments.

    The landscaping plan shall include at least 15 new trees, the species and height of which are to be provided to the satisfaction of the Town. These trees are to be maintained and kept in good health in perpetuity, with trees being replaced if they perish. Any replacement trees are to be provided and maintained to the satisfaction of the Town.

21. Prior to the occupation or strata-titling of the building(s), whichever occurs first, the approved landscaping and reticulation plan must be fully implemented and maintained thereafter, to the satisfaction of the Town.

22. The Tree Growth Zones, as shown on the approved plans, shall be maintained to the satisfaction of the Town. No structure, unless water permeable, is to encroach within the Tree Growth Zones.

23. Existing trees located within the verge are a Town asset and as such must be retained except where otherwise approved for removal by the Town.

Signage

24. This approval does not include signage. Separate approval may be required.

Fencing

25. The pickets of the approved picket fencing to be spaced a gap equal to at least half the width of the picket.

External fixtures

26. Prior to lodging an application for a building permit, all plant equipment, air conditioning units, hot water systems, water storage tanks, service metres, bin storage areas and clothes drying facilities must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Town.

27. External clothes drying facilities shall be provided for each dwelling and shall be screened from view from the street or any other public place.

Surveillance and lighting

28. All windows and doors to street frontages are to be provided with clear glazing, and are not to be subsequently obscured by alternative window treatments, signage or internal shelves, to the satisfaction of the Town.

29. Prior to lodging an application for a building permit, the location of security cameras are to be provided to provide surveillance over the bicycle racks, and be installed prior to occupation of the development hereby approved, to the satisfaction of the Town.

30. Prior to lodging an application for a building permit, a plan shall be submitted detailing the location of all external lighting, to the satisfaction of the Town. The lighting plan and subsequent lighting installed must demonstrate that any light spill to adjoining properties is minimised to acceptable levels and is in compliance with AS4282:1997. Lighting in accordance with the approved plan is to be installed prior to occupation or strata titling of the building(s), whichever occurs first.

Public art

31. Prior to lodging an application for a building permit, the applicant/owner is to contribute a sum of 1% of the value of the total construction value towards public art. (Refer related Advice Note)

General

32. This decision constitutes planning 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 specified period, the approval shall lapse and be of no further effect.

33. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.

Advice Notes

Department of Water and Environmental Regulation (DWER)

AN1 Acid sulfate soils (ASS) risk mapping indicates that Lot 2 is located within an area identified as representing a low to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines

Water Corporation

AN2 Reticulated water is available to the subject lot. There are currently no water meters onsite.

AN3 Reticulated sewerage is available to the subject lot. Any portion of the proposed building which is within the zone of influence to sewer main may require suitable footings in accordance with our technical guidelines. Please refer to our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets.

AN4 Any works carried out in proximity to our Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities are available on our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works.

AN5 The applicant is required to submit a Commercial/Multi Residential Application by using our online portal BuilderNet: login-buildernet.watercorporation.com.au.

Attachments required for approval will include:

- Final construction site & architectural floor plans
- Engineer certified piling detail plans (if required)
- Hydraulic Plans – Water & Wastewater
- Trade Waste Application Form - Application forms (watercorporation.com.au)
- Trade Waste Supplement Form

Building

AN6 A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.

AN7 Plans are to be assessed by a suitably qualified person to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of

Australia and relevant Australian Standards. A copy of the certified plans is to be provided as part of the building permit application.

AN8 Please note it is the responsibility of the building owner/developer to ensure the development complies with the *Disability Discrimination Act 1992*. Further information may be obtained from Disability Services (WA).

AN9 Any required excavation or filling greater than 150mm below or above existing ground levels is to be retained along any boundary by a retaining wall system designed by a practising Structural Engineer. Council approval is required for all proposed retaining wall systems greater than 150mm in height or depth.

Environmental Health

AN10 Sound levels created are not to exceed the provisions of the *Environmental Protection (Noise) Regulations 1997.*

AN11 The applicant is required to submit a *Food Business Registration/Notification* form to Council's Environmental Health and Regulatory Services in order to register the food business under the Food Act 2008. Annual food risk assessment fees may apply. The form can be downloaded from the Council's website.

Engineering

AN12 A separate application is to be submitted to the Town's Street Improvement business unit for approval prior to construction of a new crossover. To submit a crossover application please complete a 'Crossover Installation Application Form' and refer to the 'Crossover Installation Package'. Both documents are available from the Town's website.

AN13 A Work Zone Permit application is to be submitted to and approval issued the Town, prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges). To download an application form and for further information, please refer to the Towns website or contact the Town's Street Improvement business unit on (08) 9311 8111. It is noted that a Work Zone permit may not be permitted along some sections of Brodie-Hall Drive.

AN14 All services (including power domes, water metres, telecom pits) are to be relocated outside driveway, crossover and vehicle manoeuvring areas.

AN15 All stormwater soakwells located under paving are to have grated lids and all soakwells in driveway areas are to have a grated, trafficable lid.

Parks

AN16 The Town's street tree(s) are to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town, at the owner/applicant's cost.

AN17 The removal of any verge tree remains the responsibility of the Town. An interim quotation (valid this current financial year) for the cost of the existing tree removal, Helliwell valuation, tree replacement and maintenance for three (3) years is **$791.26**, which is subject to change pending further quotation by the Town when removal is required. The Town's Parks & Gardens Operations service area is to be notified in writing four weeks prior to removal and payment

in full is required at this time. The tree removal process will not commence unless this occurs.

AN18 A minimum distance of 1500mm from the closest point of the existing verge tree trunk to the crossover edge is required.

Public Art

AN19 With regards to the condition relating to the payment of a public art contribution, payment being:

a) payment directly to the Town which will be placed in the Town's Community Art Reserve with the funds being used by the Town to provide public art within the same Town Planning Scheme Precinct; or,
b) payment to the Town of a bond to the value of the contribution, on the basis that the owner/applicant is to provide public art on the development site in accordance with the procedures outlined in the Town's Developers Public Art Handbook, which includes the submission of details for approval by Council. The public art is to be completed and installed to the satisfaction of the Town prior to the occupation of the development, at which time the bond will be refunded by Council. The public art is to be maintained thereafter by the owner/occupiers; or,
c) the applicant/owner entering into a legal agreement with the Town prepared by the Town's solicitors at the cost of the owner/applicant, undertaking to provide public art on the development site in accordance with the procedures outlined in the Town's Developers Public Art Handbook, which includes the submission of details for approval by Council. The public art is to be completed and installed to the satisfaction of the Town prior to the occupation of the development. The public art is to be maintained thereafter by the owner/occupiers.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Town of Victoria Park Local Planning Scheme No. 2
Local Planning Scheme - Zone/Reserve	Special use zone (*SU1 – Technology Park, Bentley*)
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	P. '*research and development premises*' use; D. '*childcare premises*' (if undertaken as part of a *'research and development premises'*); X. '*childcare premises*' (if not undertaken as part of a *'research and development premises'*).
Lot Size:	1146m²
Existing Land Use:	Vacant land, comprising a car parking area at the rear portion of site.
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area

Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

This application seeks approval for what the applicant has described on the development application forms and their planning report as 'Proposed Research and Development Child Care Premises'. The proposed development comprises:

- The construction of a single storey building with nine (9) car bays, three (3) covered bicycle racks (comprising six (6) bays) with security cameras, bin-store, fencing, landscaping, and the planting of 15 trees;
- Research and development work occurring as part of the '*childcare premises*' operation being undertaken in the predominant '*research and development premises*';
- Presence of up to 51 children onsite;
- Presence of up to nine (9) staff members; with four (4) of these staff being specialist professionals in the fields of neuropsychology, speech pathology, and occupational therapy for motor and cognitive development; and,
- Opening hours of 6:30am to 6:30pm, Monday to Friday, excluding weekends and public holidays. The facility may be used by research staff on weekends.

Proposed Land Use	Research and development
Proposed Net Lettable Area	401m^2
Proposed No. Storeys	One
Proposed No. Dwellings	N/A

In relation to the land use and proposed activities, the applicant has submitted extensive documentation outlining what is proposed (see **attachments 6, 9, and 10**), inclusive of the following:

> *'…a single storey Research and Development Child Care Premises on the subject land which will be established as a purpose-built research and development facility incorporating an operational child care centre…'*

Specifically, the proposed activities broadly include the following:

- Research occurring in real-time within a live environment to develop an advanced neuroscience-based curriculum, tailored to children aged zero to five;
- The development of a real-time location system (RTLS), to enable testing and optimisation within an active childcare context. This RTLS is intended to improve safety of children, efficiency of staff, and operational management. The proposed continuous monitoring is posited to assist with the research and development of the RTLS, to improve the safety and responsivity of childcare environments; and,
- The provision of childcare functions to provide an additional childcare service to the community. The childcare element will operate through a licensed

childcare service, though is not intended as a separate commercially oriented childcare enterprise.

The applicant further notes that the childcare and research functions are inseparable, with the predominantly sized childcare operations area being key to the proposed research and development, noting:

- The facility must comprise a realistic sample group, within a realistic environment. The proposed design and operations allow for controlled observation/intervention, usage of wearable technology to provide real-time data collection, and the integration and measurement of curricula; and,
- The governance, operation, and approach of the premises is contingent on the applicable research protocols, with any cessation in research validating the operational model.

The above items are discussed in further technical detail within the suite of documentation provided by the applicant in association with this application.

Background:

Site context

The subject site currently comprises a gently sloping, moderately vegetated, vacant lot (with the exception of an area of carparking at the rear of the site) within Technology Park. The surrounding built form context comprises predominantly one and two storey buildings, generally comprising research and development uses, with training and office facilities within close proximity to the subject site.

Figure 1: location plan of subject site

The subject site is located within the 'Special Use' (*SU1 – Technology Park, Bentley*) zone, per the Town of Victoria Park Local Planning Scheme No. 2 (LPS2). Per the Bentley Curtin Specialised Activity Centre Plan (BCSACP), the site is located within the 'Technology Park centre' precinct.

Previous development history
No substantial recent development approvals have been granted at the subject site, noting that the subject site was formally part of No. 24 Brodie-Hall Drive, with subdivision clearance having been issued by the Town in 2015. The Town notes that the existing carparking area (in existence prior to the subdivision) is not protected by any easement or other instrument, and can thereby be removed as part of this application.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Town of Victoria Park Local Planning Scheme No. 2 (LPS2)*

State Government Policies

- *State Planning Policy 4.2 – Activity Centres*
- *Department of Planning, Lands and Heritage Draft Position Statement: Child Care Premises (April 2025)*
- *State Planning Policy 7.0 – Design of the Built Environment*

Structure Plans/Activity Centre Plans

- *Bentley Curtin Specialised Activity Centre Plan (BCSACP)*

Local Policies

- *Local Planning Policy No. 6 – Family Day Care and Child Care Premises*
- *Local Planning Policy No. 23 - Bicycle Parking, Car Parking and Access for Non-Residential Development*
- *Local Planning Policy 29 - Public Art Private Developer Contribution*
- *Local Planning Policy No. 38 – Signs*
- *Local Planning Policy No. 45 – Tree Planting for Non-Residential Development*
- *Local Planning Policy No. 47 - Tree Retention*

Consultation:

Public Consultation
In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* at schedule 2, part 8, clause 64 and Council's Local Planning Policy 37 'Community Consultation on Planning Proposals' (LPP37) the proposal constitutes a Complex Application (or Significant Application under LPP37), and required advertising for public comment for a minimum of 28 days comprising:

- Consultation letters to owners and occupiers of possibly affected properties;
- Signs on-site; and
- Notice published in the Public Notices section of Council's website.

- Notice displayed in Town of Victoria Park, Administration Centre reception area

The consultation period ran from 15 May 2025 to 12 June 2025, with the development plans and accompanying information being displayed for public viewing on the Town's website for the entire consultation period.

During the consultation period, a total of six (6) submissions were received, four (4) being in support of the proposal, and two (2) in opposition.

Refer to **attachment 2** for a summary of submissions received and the applicant's response.

The key matters identified during the public consultation period are outlined in the following table:

Issue Raised	**Officer comments**
The proposal is not permitted at the subject site, as it comprises a '*childcare premises*', not a '*research and development premises'*. Therefore, the proposal is unable to meet the requirements of Schedule D of LPS2.	The Town notes the comments provided by the submitter. The Town considers that the proposal is able to be considered principally a '*research and development'* use in the area of child care, within an operational child care centre.
Poor visibility and one lane of traffic caused by on-street parking. On-street parking is consistently full. A solution may be to remove on-street parking.	The Town notes the concern expressed within the submission. The Town considers that the Traffic Impact Statement has satisfactorily demonstrated that no unacceptable adverse safety issues will likely be posed by the proposal. The Town notes that the location of the existing on-street parking is not a consideration of this application. Any request to remove on-street parking is subject to a separate application to the Town.
Entrance to subject site is located nearby to submitter, and will result in congestion at drop-off times.	The Town notes the concern expressed within the submission. The Town considers that the Traffic Impact Statement has satisfactorily demonstrated that no unacceptable adverse traffic congestion issues will likely be posed by the proposal (refer to the discussion included in the assessment of the proposal against Clause 67 (t) of the *Planning and Development* (Local Planning Schemes) *Regulations 2015*). .

Referrals/consultation with Government/Service Agencies

Department of Water and Environmental Regulation (DWER)

The Town referred the proposal to DWER on 13 February 2025. DWER provided comments on 26 March 2025, included as **attachment 3**. DWER posed no objection to the proposal, and has advised that there is no evidence to suggest that the subject site comprises any confirmed or potential site contamination.

DWER advised that the subject site comprises moderate to low risk of acid sulphate soils occurring within three metres of the natural soil surface, however high to moderate risk beyond three metres. Therefore, DWER recommended the inclusion of an appropriate advice note to address this issue.

Water Corporation

The Town referred the proposal to Water Corporation on 13 February 2025. Water Corporation provided comments on 17 February 2025, included as **attachment 4.** The Town notes that no objection was posed to the proposal, with Water Corporation recommending several advice notes.

Other Advice

Internal referrals comments were sought from the following service areas at the Town:

- Place Planning;
- Building;
- Street Improvement;
- Environmental Health; and
- Parks.

Relevant comments from these service areas were provided to the applicant and resulted in further information being submitted. Internal referral comments have been considered in the assessment of this application.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

- Local Planning Scheme No. 2 (Land use)
- Bentley Curtin Specialised Activity Centre Plan (BCSACP)
- State Planning Policy 7.0 – *Design of the Built Environment*
- Local Planning Policy No.6 - *Family Day Care and Child Care Premises*
- Local Planning Policy No. 23 - *Bicycle Parking, Car Parking and Access for Non-Residential Development*
- *Local Planning Policy No. 45 – Tree Planting for Non-Residential Development*
- *Local Planning Policy No. 47 - Tree Retention*

These matters are outlined and discussed below

Local Planning Scheme No. 2

The proposal has been assessed against the relevant provisions of the Town of Victoria Park Local Planning Scheme No. 2 (LPS2). The proposal complies with all relevant LPS2 provisions. The subject site is zoned 'Special Use'. With the site being located within area *SU1 – Technology Park, Bentley*. Within area SU1, the land use of '*research and development*' is a 'P' (permitted) use. '*Research and development*' is defined as:

> *"…premises used for research and development activities for science, technology, education and research purposes inclusive of the development, production and assembly of products…"*

Alternatively, the use as a '*childcare premises*' is a 'D' (discretionary) land use, provided the use is either:

(a) undertaken in research and development premises; or
(b) consistent with an approved precinct structure plan; or in the absence of an approved precinct structure plan;
(c) on land designated for mixed use in the Bentley-Curtin Specialised Activity Centre Plan.

Noting the above criteria, there is no currently approved precinct structure plan applicable to the subject site, and the subject site is not designated for mixed use within the BCSACP. Therefore, if it is considered that the proposed use is principally a '*childcare premises*', this must occur within a '*research and development premises*' to be eligible for contemplation for approval within the *SU1 – Technology Park, Bentley* zone. Relevantly, a '*research and development premises*' is defined as a:

> *"..premises designed primarily for research and development purposes that may also support complementary uses…"*

The Town has sought legal advice with respect to the proposed land use in terms of its land use categorisation and permissibility.

The initial legal advice received included the following comments:

- It is clear that the development includes the land use '*childcare premises'* as defined in LPS2;
- It is also clear from the material that the proposal will involve activities that fit the LPS2 definition of '*research and development*';
- These uses are not proposed in such a way as to make one use indistinguishable from the other, nor is one incidental or ancillary to the other use, though they are connected. Importantly, the '*childcare premises*' component is able to operate independently of the '*research and development premises*' component, and is able to occur in perpetuity if the '*research and development premises*' element ceases operation;
- The premises is considered to be designed primarily for a '*childcare premises*' use, with the overwhelming proportion of floor space being dedicated to '*childcare premises*' functions, with a small proportion being allocated to the '*research and development premises*' component;
- No allocation of parking bays is made exclusively for '*research and development premises*' staff, with all the total estimated traffic generation being generated by the '*childcare premises*' component; and,

- Concluded that the premises are designed primarily for the purposes of a '*child care premises*'.

Following this, the Town's officers raised the land use matter with the applicant, who then submitted further documentation detailing the activities proposed to be undertaken. The thrust of the amended information provided by the applicant is that the proposal is for a purpose-built research and development facility, incorporating an operational childcare centre, providing the necessary live research environment to observe, measure, and develop innovative educational and development tools. The applicant has confirmed that the research outcomes and the developed tools and systems will be released to benefit the childcare community, and the public more broadly.

The applicant's further information has been reviewed by the Town's lawyers. The further legal advice is that while unconvinced that the proposed premises is primarily designed for research and development (instead is two related but separate uses), this is ultimately a matter of fact and degree, and reasonable minds may differ on whether the premises are primarily designed for research and development. The legal advice goes on to comment that if the Town and JDAP consider that the development can be approved, then appropriate conditions should be imposed, including:

- The childcare premises only occurring while the predominant use remains research and development;
- The need for the operator to report to the Town annually on the research and development outcomes; and,
- Potentially the approval being time-limited, as it would be expected that the research and development activities will conclude at some point in time.

On balance, the Town's officers have concluded that the proposed use can be categorised as 'research and development', being a 'P' (permitted) use, accepting the extensive information provided by the applicant, relevantly accepting and acknowledging that:

- The proposal is unique, with the primary focus/objective being research and development focussed on early brain development of children within an operational childcare premises, and is not a conventional childcare premises;
- Notwithstanding the physical area dedicated to the childcare appearing dominant, this area is instrumental to the research itself;
- The childcare activities are embedded within the '*research and development*' use, being a live test environment for research into neurodevelopment, speech pathology, and occupational therapy;
- Staffing comprises specialists in medical research fields (four of nine staff are specialists);
- The internal configuration of the premises comprises a programming room, a meeting room, and a software development room, in addition to an observation hall with observation windows to all major children's activity/learning rooms;
- The appearance and day-to-day functioning of the premises will be that of a childcare premises, but the overall intention of the premises is to act as a 'living laboratory'. This setting is to allow for research to occur within a childcare setting (as opposed to a laboratory) in real-time, and to track progress over an extended period. The resulting research and development is intended to result in the development of software and reports to inform caregivers, specialists, researchers, and educators with respect to curriculum and insights to inform and improve early childhood development;

- The research outcomes, and the tools and systems that are developed, will be released to benefit the childcare sector, and the broader community; and,
- Appropriate conditions can be imposed to ensure the predominant use remains '*research and development*', and the annual reporting of research outcomes.

In addition to the above, the Town considers that the proposal comprises a '*research and development premises*' use, given:

- The proportion of staff comprising specialists in various applicable fields comprises a majority of staff (four (4) of nine (9) total staff members are specialists);

The Town notes that the appearance and design of the premises may allow for a conventional '*childcare premises*' operator to readily operate from the subject site, if the proposed operator were to cease operations from the subject site. The Town notes that the nature and scope of the '*research and development*' is contingent on the activities of the proposed operator as considered in this report. Consequently, the Town recommends appropriate conditions to ensure that the approval will 'run with' the proposed operator. If a change of operator is proposed (which may result in a different form of '*research and development*', or different use overall), a new development approval will be required.

The Town considers that a time-limitation, whilst a reasonable imposition, is not required. This is due to the ability of the building to be developed in future for other uses (subject to future approvals), if the '*research and development*' functions were to cease.

On balance, in consideration of the above, the Town considers that the proposed use comprises '*research and development*'. Notwithstanding, to ensure that the use itself operates, and continues to operate, in a form and manner consistent with a '*research and development*' use, the Town recommends the imposition of conditions, as discussed above.

Bentley Curtin Specialised Activity Centre Plan (BCSACP)

The subject site is located within the BCSACP, which provides strategic guidance, character, and locality analysis relating to developments occurring within the BCSACP area. The BCSACP comprises eight precincts, with the subject development being contained within '*Technology Park centre'*. The subject site is located within 'Area B' of the precinct. The key elements envisaged for 'Area B' comprise:

4. *Area B is suitable for medium intensity redevelopment focused on research and innovation. It will benefit from increased redevelopment provisions (up to six storeys), although not to the scale proposed for Area A.*

5. *Additional street connections may improve connectivity and access. A potential rapid public transport stop is also identified.*

6. *Retain existing landscaped area to buffer existing residential areas and for passive recreation.*

The Town considers that the proposal is consistent with the above, given the proposed use comprises a '*research and development*' use, as discussed above.

State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 contains 10 Design Principles, which are set out as the overarching principles for development in Western Australia. Consideration of the principles is integrated into the Town's assessment of this proposal. The proposal is not considered to meet the threshold to require, or otherwise warrant, referral to the Towns Design Review Panel, and consequently was not referred for review. The application is assessed by the Town against the 10 Design Principles as follows:

1. Context and Character

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

Applicant comment:
The proposed Child Care Premises has been designed as a modern building with a neutral colour scheme, set back from Brodie-Hall Drive a similar distance to the two adjacent buildings.

The existing building to the north of the subject land comprises a 2-3 storey office building which has grey colours and rectangular windows, with a foreground of landscaped verge with street trees and a front car park, as shown below.

The existing building to the south of the subject land comprises a two-storey medical building which has a textured terracotta coloured façade with pitched roof and a triangular glass roof area, as shown below.

Officer comment:
The Town notes the applicants comments above, and provides the following comments following its assessment.

The CBSACP notes the following with respect to the desired built form outcomes within the 'Technology Park centre':

> *"…The scale of buildings should be responsive to the existing landscape, mature trees, views, solar orientation, and pedestrian and transport routes. New development will have reduced street setbacks and increased building heights…"*

The proposed built form is not considered to reflect the optimally desired future built form. Primarily, this is due to the substantial setback of the single-storey built form to the streetscape, counter to the desired setbacks and building heights discussed above. Notwithstanding, the Town notes that the existing development context comprises low-rise built form with car parking areas located within the front setback area. Therefore, whilst not meeting the future intended build form outcomes, the proposal is considered to accurately reflect the existing built form predominant within the locality.

Secondarily, whilst substantial landscaping and tree planting is proposed, the Town notes that the application proposes the removal of all on-site trees, including the existing pine trees. This tree removal is considered to erode the existing landscape character and context of the locality in the short to medium term, noting that the replacement vegetation is considered to offset this impact in the longer term (as discussed in the next Design Principle).

Supported

2. Landscape Quality

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

Applicant comment:
A valuable aspect in a child's early development is the connection with the natural environment and the relationship with an outdoor play area.

The proposed outdoor play areas form a fundamental part of the Child Care Premises. The landscaping areas will include areas for planting of trees and shrubs.

Landscaping areas and new tree planting will also occur around the car parking area and building.

Officer comment:
The Town notes the applicants comments above, and provides the following comments following its assessment.

Noting the comments regarding context and character, all existing vegetation is to be removed, including the mature pine trees on-site. Notwithstanding, the Town considers that the proposed planting and landscaping satisfactorily addresses the proposed removal of on-site vegetation, insofar as it applies to satisfying the relevant elements of the planning framework.

Whilst the removal of the existing vegetation is considered to pose short to medium term adverse impacts on the landscaping quality of the locality, the Town notes that the proposed planting will comprise a substantial proportion of native and endemic plant species. Certain species are considered to provide a food source to endemic

fauna, including the threatened Carnaby's Black Cockatoos, which currently rely on the existing pine trees for foraging. Moreover, the usage of native and endemic vegetation is considered to provide water sensitive urban design, given the drought-tolerant nature of certain species.

Consequently, despite the short-to-medium term erosion, the longer-term benefit derived from the presence of native and endemic species at the subject site is considered to provide longer-term benefits to the subject site, and the broader locality.

Supported

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.

Applicant comment:
The built form, scale and height of the proposed development is appropriate to its setting and appropriate for the development type.

Officer comment:
The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the proposed built form, whilst smaller than the envisaged future built form for the locality, doesn't pose any adverse impacts onto neighbouring properties, or the broader public realm. Moreover, the proposed built form is considered to be of a modest scale, with a substantial area of carparking in the front portion of the site, thereby allowing for substantial future redevelopment to occur, if required (noting that no minimum car parking requirements apply per Local Planning Policy No. 23 – *Bicycle and Car Parking for Non-Residential Development*).

Supported

4. Functionality and build quality

Good design meets the needs of user efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Applicant comment:
From a functionality perspective, the proposed development is fit for purpose.

Officer comment:
The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the built form is functional and is of a high standard with respect to build quality. The proposed built form is considered sufficient to allow for a variety of uses to be contained within the premises in future to enable adaptive re-use.

Supported.

5. Sustainability

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

Applicant comment:

The proposed building has been designed to support solar panels on the roof and this is intended to ensure sustainable electricity consumption.

The proposed car park will be constructed using recycled asphalt or similar product.

The rooms have been designed with large windows for the purpose of natural light and natural ventilation, and the internal play areas have been sited to optimise solar access where possible.

The building will have verandahs and awnings to assist with shielding harsh sun in the summer months and providing cover during periods of rain.

Officer comment:

The Town notes the applicants comments above, and provides the following comments following its assessment.

The proposal is considered to provide an adverse short-medium term impact on sustainability, given the removal of all on-site vegetation, time required for new vegetation to mature, and by emissions caused by construction works. The windows to the rooms comprising the 24-36 month, and 36+ month children face south, thereby reducing sunlight access.

Notwithstanding the above, the Town considers that the overall sustainability impact will be on-balance neutral, given the proposed vegetation is largely native or endemic, and the building is capable of achieving adaptive reuse in future, if required. Further, the rooms comprising the 24-36 month, and 36+ month children are able to access a satisfactory degree of direct sunlight via skylights, and indirect sunlight from the south-facing windows.

Supported.

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.

Applicant comment:

The proposed development will contribute to the variety of attractive uses and activities in the area. The proposed building will also contribute to an attractive streetscape.

Glazing is also featured on all facades to provide natural light for the facility while also contributing to passive surveillance.

Officer comment:

The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the proposal will not have an adverse amenity impact on surrounding properties, or the broader locality. Of particular note is the surrounding land use context, whereby no nearby residential properties are present. Rather, the surrounding urban context comprises non-residential land uses which are not considered to be sensitive to the potential amenity impacts of the proposed use.

As noted earlier, the rooms comprising the 24-36 month, and 36+ month children have access to direct and indirect sunlight. Further, these rooms have direct access to outdoor play areas with good quality landscaping.

The play areas are considered to comprise a sufficient degree of landscaping, vegetation, and capacity for the provision of play equipment.

Staff amenity is considered to be satisfactory, given the co-location of the staff room adjacent to key amenities including the kitchen, the end-of-trip facility, and the bathrooms (one being universally accessible). Whilst the staff room is located near to the external bin store, the bin store is enclosed by a 1.8m high solid fence, which will obscure views of the bins.

Based on the above, on balance, the Town considers that the proposal will not have an unacceptably adverse amenity impact on the children, staff, and visitors to the premises, or on neighbouring properties and the broader locality.

Supported.

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.

Applicant comment:

Access to the building and car park will be clearly identifiable.

Similarly, access through the building is legible.

Officer comment:

The Town notes the applicants' comments above, and provides the following comments following its assessment.

The proposed development is legible for all staff and visitors, with visible identifying signage, in addition to clear vehicle access and an easily identifiable primary entrance.

Supported.

8. Safety

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

Applicant comment:

The building design maximises opportunities for casual surveillance over the adjacent roads through the use of the proposed open car park, large window areas on the

building, and access points (pedestrian and vehicular) and open fencing along the street boundaries.

The implementation of safety measures into the design of the centre is a high priority.

All outdoor play areas will be suitably fenced and gated, with open fencing to street boundaries to enhance passive surveillance.

Officer comment:

The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the proposed development provides for safety with respect to vehicle and bicycle parking and manoeuvrability, in addition to providing passive surveillance of the public realm, noting that several high-occupancy rooms have a view of the front setback area and the public realm.

Within the premises, each activity/learning room comprises at least one observation window, to allow for internal passive surveillance.

The Town further notes the relocation of the bin storage area allows for improved passive surveillance of the public realm.

Supported.

9. Community

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

Applicant comment:

The development is specifically designed for the benefit of the local community and will provide a much-need service to the local area. People from the suburb will be able to interact with each other as they share the experience of bringing their children to the centre for early learning development.

This development is a well-placed addition which will add to the diversity and choice of child care centres in the locality, and puts less pressure on other facilities in the wider area.

Officer comment:

The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the proposal provides a service that benefits the broader community with respect to providing both childcare and research and development within a 'research and development' building to provide wider benefits. The Town further notes that the proposal provides for an acceptable degree of universal accessibility.

Supported.

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.

Applicant comment:

Considerable effort has been put into the design of the facility to ensure that it presents aesthetically and results in an attractive and inviting building that has interesting design elements and neutral colours.

Overall, it is considered that the proposed development provides a positive contribution to the visual amenity of the streetscapes.

Officer comment:

The Town notes the applicants comments above, and provides the following comments following its assessment.

The Town considers that the aesthetic design of the proposed built form has merit, providing a positive visual contribution to the public realm. Specifically, the materials, colours, and patterns provided on the façade and the bin storage area are considered to provide a positive and interesting aesthetic appearance.

The Town considers that the integration of the landscaping and vegetation softens the visual impact of the built form onto the public realm.

Supported.

Western Australian Planning Commission – Draft Position Statement Child Care Premises (April 2025)

Notwithstanding the Town's position that the development is for the land use '*research and development*', given the proposal includes an operational childcare centre, the Town has given regard to relevant State and Local planning policies for childcare centres as part of the application assessment process.

The Western Australian Planning Commission's Draft Position Statement: *Child Care Premises* (as of April 2025), provides guidance regarding relevant matters to be considered when assessing applications involving the construction of Child Care facilities.

The Town notes that the proposed '*childcare premises'* component is considered a 'medium child care premises', given there are 51 children proposed.

The Town notes that Clause 4.2 of the Draft Position Statement states that:

> *"…Proposals should have regard to the separation distance as identified in the Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses (Environmental Protection Authority, 2005)should be referred to the DWER and DoH for emission advice…"*

The above Guidance Statement considers Technology Park to constitute an 'industrial land use' for the purposes of the Guidance Statement, with a child care facility being

considered a sensitive land use. As noted in the Local Planning Policy No. 6 - *Family Day Care and Child Care Premises* assessment, the locality comprises light industrial (and similar) type activities. Notwithstanding, the Town considers that the type of light industrial uses currently within proximity to the subject site are not considered likely to pose any adverse impact onto the proposed sensitive land use. Consequently, the Town considers, on balance, that the intent of Clause 4.2 of the Draft Position Statement is satisfied.

The Town considers that the proposed '*childcare premises*' component of the '*research and development premises*' satisfactorily addresses the remaining relevant requirements set out in the Draft Position Statement.

Accordingly, the proposed use is considered unlikely to pose an adverse impact on the amenity of the proximal developments with regard to noise, traffic, parking, or pedestrian safety. Further, the proposal is considered unlikely to be adversely impacted by surrounding uses, for the reasons discussed in the body of the report. As such, the Town considers that the proposal satisfies the overall intent of the Draft Position Statement with respect to the location of the proposed land use.

Local Planning Policy No. 6 - *Family Day Care and Child Care Premises*

The proposal has been assessed against the relevant provisions of Local Planning Policy No. 6 - *Family Day Care and Child Care Premises*, and complies with the relevant provisions, with the exception of the following.

LPP 6 - Policy Provisions	Officer assessment
2.2 - Location	
(a) A proposed child care premises may be suitable in locations that are: ii. located in areas where adjoining uses are compatible with a child care premises (includes considering all permissible uses under the zoning of adjoining properties);	The Town notes that the properties abutting the subject site, and within its close proximity, are currently engaged in light industrial type activities within a research and development context, which can be contemplated at the sites. With regard to the existing uses within close proximity to the subject site, the Town notes the following: • The Town is currently in receipt of an application to extend the existing use at No. 24 Brodie-Hall Drive, which involves light industrial activities. Notwithstanding, the existing use is currently comprised within the existing building, and is not considered to pose any adverse impacts onto the neighbouring properties. Notwithstanding, any potential externalities (emissions, hazardous waste, etc) as part of future applications, are considered as part of the assessment by the Town and other decision makers, and must abide by any relevant laws and regulations; • An existing pharmaceutical manufacturer is located at No. 15 Brodie-Hall Drive

	(eastern neighbour). This use is not considered to pose any adverse externalities, which would have any likely impact on the proposed development; and, • Existing commercial uses are located at No. 18 Brodie-Hall Drive (northern neighbour), and No. 4 Sarich Way (western neighbour). Properties within close proximity of the subject site are not considered to currently comprise any incompatible land uses. The Town notes that any future land uses, or expansions of existing land uses, are likely subject to development approvals, through which any externalities are to be considered on their merits. In noting the above, the Town notes that an existing '*childcare premises*' exists at No. 28 Brodie-Hall Drive. In this regard, the Town notes that this premises was approved by Council at its meeting held on 26 November 1996, which was prior to the gazettal of the Town of Victoria Park Town Planning Scheme No. 1, and current Town of Victoria Park Local Planning Scheme No. 2. Notwithstanding this historical approval, the Town notes that the consideration of the proposal at the subject site is to be assessed against the current planning framework on its own merits. **Supported.**
v. of sufficient size and dimension to accommodate the development, including provision of sufficient outdoor play space and other facilities as required by the Act and the Regulations, and on-site car parking, without unreasonably affecting the amenity of the area.	**<u>Proposed play areas.</u>** A total of 168m^2 indoor play area is proposed, and a total of 368m^2 outdoor play area is proposed. The Town considers that the provided indoor and outdoor play areas are sufficient to satisfy this requirement. Notwithstanding, the proposed play areas will be required to satisfy the relevant provisions under the *Child Care Services Act 2007, Child Care Services (Child Care) Regulations 2006.* **Supported.**
(b) Child care premises are not considered suitable in locations where: (v) the current use or any permissible use under the zoning of the adjoining premises	Refer to assessment under Clause 2.2 (a) above. **Supported.**

produces unacceptable levels of noise, fumes or emissions or poses a potential hazard by reason of activities or materials stored on site;	
2.4 - Design	
i. The development should be designed having regard to any adopted design guidelines, built form/streetscape policies or other development requirements applicable to the site under the relevant Precinct Plan.	Per the assessment contained within this report regarding relevant discretionary items, the Town considers that the proposed development satisfies the relevant built form elements of the applicable planning framework. **Supported.**
e) Landscaping ii. The development to be designed to retain and conserve existing mature trees on the site as well as existing Council verge trees, wherever possible.	The Town notes that all existing trees are to be removed from the subject site (noting that 11 regulated trees on the subject site have been identified), in addition to the removal of one street tree. The applicant proposes the provision of 15 replacement trees, within supported tree growth zones, which meets the requirements of Local Planning Policy No. 45 – *Tree Planting for Non Residential Development.* The Town notes that whilst certain existing trees to be removed are currently foraging trees for endangered endemic fauna, replacement native and endemic foraging trees are proposed. The Town considers that the proposed removal of the existing vegetation is supported based on the above. **Supported.**

Local Planning Policy No. 23 - *Bicycle Parking, Car Parking and Access for Non-Residential Development*

The proposal has been assessed against the relevant provisions of Local Planning Policy No. 23 - *Bicycle Parking, Car Parking and Access for Non-Residential Development*, and complies with the relevant provisions, with the exception of the following.

Car park design:

Provision	Proposal	Comment
5.2.2 Car Parking – Design		
General		
b) Car parking areas shall be positioned so that they are not visually prominent from any street other than a right-of-way.	Car parking is located at the front of the proposed built form, with a portion of vegetated landscaping area provided between the street and the parking area.	Whilst the location of the parking is visible from the street, the proposed landscaping is considered to provide sufficient visual screening. Consequently, the positioning of the carparking is supported. **Supported**
c) Car parking areas shall provide safe and continuous paths of travel for pedestrians and cyclists, preferably physically separated from vehicles but otherwise via differentiating surface treatments, traffic calming measures and/or appropriate signage.	Continuous path of travel available for pedestrians and cyclists, however their path of travel is not differentiated via a physical barrier, differentiated surface treatment, traffic calming measure, or signage	No differentiation in the colours and materials of the surface, or other wayfinding means have been provided. Notwithstanding, the Town considers that the location of the bicycle parking is prominently located adjacent to the front entrance, and is thereby suitably and conveniently located, and is thereby supported. **Supported**
d) Car parking and vehicle circulation areas are to be sealed, drained, line marked and sign posted in accordance with AS2890.1.	No signposting or differentiation between staff and visitor parking proposed by the applicant.	The proposed lack of signposting is not considered to pose an adverse impact, given the subject development is legible by its design, with visible parking area, and front entrance. **Supported**
Uncovered at-grade parking		
e) Uncovered at-grade parking visible from a street other than a right-of-way shall be designed, landscaped and/or screened to prevent negative visual impact on the streetscape.	See above.	Whilst the location of the parking is visible from the street, the proposed landscaping is considered to provide sufficient visual screening. Consequently, the positioning of the carparking is supported. **Supported**

f) The perimeter of all uncovered at-grade parking areas shall be landscaped by a soft landscaping strip of at least 1.5 metres in width. In some circumstances a greater area in landscaping may be required, particularly where a parking area adjoins a residential property, an area of parkland or an open air recreation area.	The northern car bay landscaping strip has a minimum width of 1m in lieu of 1.5m. The landscaping plan indicates that additional diamonds are provided to provide additional area for trees. The remaining landscaping areas surrounding the parking area meets or exceeds 1.5m in dimension, and comprises suitable vegetation.	The variation in landscaping width at the northern edge of the carpark is supported, given: • The width of the landscaping area, in addition to the presence of permeable paving, allows for a sufficient tree growth zone for the trees to be located within the landscaping area; and, • The landscaping area comprises substantial sized trees, which are considered to provide a positive outlook and amenity impact on the streetscape. **Supported**
h) Water sensitive urban design treatment measures should be demonstrated in the design of all uncovered at-grade parking	No information provided to this effect. Note that generally native (non-endemic) tree species provided. Improved tree species selection encouraged to ensure ongoing viability.	The carparking area abuts several areas of landscaping, with the northern bays partially comprising water permeable paving, which allows for tree growth. Moreover, a substantial proportion of the proposed tree and plant species are native and endemic. As such, they comprise water-wise elements, contributing to water sensitive urban design. As such, the Town considers that a reasonable degree of water sensitive urban design has been implemented in the proposed carparking configuration. **Supported**

Access to non-residential parking:

Provision	Proposal	Comment
5.3 Access to non-residential parking		
e) Where vehicle access to the car parking facility crosses a footpath, the crossover design and materials shall maintain pedestrian priority for the footpath over vehicle movements.	The proposed driveway/crossover is the same material throughout its design.	Minimal differentiation is provided between the crossover and the footpath with regard to colours and materials. Notwithstanding, the Town considers that the location of the footpath relative to the crossover will allow for pedestrians to have clear visibility of oncoming vehicle movements. Moreover, given the footpath is distinctly separate from the front lot boundary, it is considered more legible, rather than blending into the driveway. Therefore, the Town considers that the proposed access arrangement is supportable in this regard. **Supported**

Local Planning Policy No. 45 – *Tree Planting for Non-Residential Development*.

The proposal has been assessed against the relevant provisions of Local Planning Policy No. 45 – *Tree Planting for Non-Residential Development* and Local Planning Policy No. 47 - *Tree Retention*. The proposal complies with the relevant provisions, with the exception of the following (discussed below).

Local Planning Policy No. 47 - *Tree Retention*

Provision	Proposal	Comment
6.0 General Requirements		
6.1 Where tree damaging activity is proposed to a regulated tree the following will be given due regard in the assessment process: a) Health, maturity, species and location of the tree; b) Ecological, biodiversity and	Removal of all on-site trees, including the removal of 11 regulated trees.	The Town has undertaken an assessment of the proposed tree removal, with reference to these criteria, under clause 7 below.

environmental values of the tree; c) Contribution of the tree to the streetscape; d) The preservation of any other regulated tree on the subject site; e) The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention; f) In the opinion of the Town, the redesign of the development to accommodate the regulated tree is unfeasible. g) Any existing development on the site; h) Design and location of proposed crossovers to retain trees; i) Topography and the potential impact from excavation/fill; j) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining of the tree; k) Tree Protection Zone(s) (as per Australian Standard 4970-2009 – Protection of Trees on Development Sites); l) Tree replacement and/or planting proposed;		

m) Recommendations of an Arborist Report; n) The objectives of this policy.		
7.0 Development applications		
7.1 There is a general presumption against tree damaging activity (other than maintenance pruning) to any regulated tree and the siting and design of any new development should, where possible, avoid impacting any regulated tree.	The application proposes the removal of all trees on-site. The Town considers that 11 regulated trees are proposed to be removed.	The Town notes that this tree removal is proposed in order to accommodate the comprehensive development of the subject site. The specific elements which are considered to justify this tree removal are discussed under 7.2, below. **Supported.**
7.2 Where an applicant seeks support for tree damaging activity on the basis of the tree being unhealthy or unsafe, then the application should be supported by an Arborist Report and/or Structural Engineers report as relevant.	An arborcultural report has been provided by the applicant.	The Town considers the proposed tree removal to be supportable for the following reasons (as listed under Clause 6 of the Policy, above): a) The proposed design is considered incompatible with healthy retention of all on-site trees (noting the trees are predominantly located within the mid portion of the subject site). The planting of new trees in improved locations relative to the development (as proposed) will result in an improved longer term impact on tree health. Over time, the improved location of new trees will positively impact on the Towns canopy; and, l) the application proposes the provision of 15 new trees, as discussed in the body of the report, which complies with the requirements of Local Planning Policy 45 -

		Tree Planting for Non-Residential Development. **Supported.**

Planning and Development (Local Planning Schemes) Regulations 2015

The application is required to be considered against the relevant matters listed under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* In this case, the relevant matters for consideration are outlined in the table below along with the Town's response:

Clause 67 – Consideration of application by local government	
Relevant Matters	Officer Comment
(a) the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;	Per the assessment contained within the body of this report, the proposal is considered to meet the relevant provisions of LPS2 as it relates to land use. **Supported.**
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	Per the assessment contained within the body of this report, the proposal is considered to satisfactorily meet the relevant provisions of the Western Australian Planning Commission – *Draft Position Statement Child Care Premises (April 2025)*. The Town notes that this Draft Position Statement is currently a seriously entertained planning instrument. **Supported.**
(c) any approved State planning policy;	The Town considers that the proposed built form satisfies the provisions of State Planning Policy 7.0 – *Design of the Built Environment*, as discussed within the body of this report. **Supported.**
(m) the compatibility of the development with its setting, including — *(i) the compatibility of the development with the desired future character of its setting; and* *(ii) the relationship of the development to development on adjoining land or on other land*	The Town notes that the proposed land use is considered by the Town to constitute a '*research and development*' use, which is permitted at the site. The Town considers that the built form of the proposal is considered to be compatible with the locality, as discussed in the State Planning Policy 7.0 – *Design of the Built Environment* assessment. Moreover, the proposal is considered to not be likely adversely affected by the

in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	existing, or likely future, land uses within close proximity to the subject site. **Supported**
(n) the amenity of the locality including the following — *(i) environmental impacts of the development;* *(ii) the character of the locality;* *(iii) social impacts of the development;*	The proposed development is not considered to pose an adverse amenity impact on the locality with respect to its environmental or social impacts. The Town considers that the proposed '*research and development*' land use is consistent with the current, and desired likely future character and functioning of the locality. **Supported.**
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	The proposal is not considered to pose any likely adverse impacts on the natural environment or water resources, noting the external referral responses from Water Corporation and the Department of Water and Environmental Regulation. **Supported.**
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The Town considers that the proposed landscaping provision is satisfactory. Despite the proponent proposing the removal of all on-site trees, and a street tree (see discussion below), the applicant proposes a commensurate replacement of trees on-site, with a number of endemic species, which provide a food source for endemic fauna. The Town has referred the application to the Towns Parks Department, which has advised that the existing street tree (marked on the development plans to be removed) is permitted for removal, subject to payment of appropriate fees. **Supported.**
(r) the suitability of the land for the development taking into account the possible risk to human health or safety;	The subject site is considered to be generally suitable for the proposed development. Notwithstanding, the Department of Water and Environmental Regulation has advised that there is moderate to low risk of acid sulphate soils within three metres of the natural ground level, with high to moderate risk further than three metres. Consequently, the Department advised that the

	development has the potential to disturb acid sulphate soils. Notwithstanding, the Town considers that this risk is capable of being managed. The applicant is advised, in the event of an approval, of the guidelines that the Department provides regarding the management of ground and/or groundwater disturbing works. Moreover, the proposal comprises minimal ground works which would exceed three metres, and as such is not considered to pose an unacceptably high level of risk in this context, notwithstanding the requirement to undertake appropriate measures, as discussed above. **Supported.**
(s) the adequacy of — *(i) the proposed means of access to and egress from the site; and,* *(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*	The Town considers that the proposal provides suitable means of access and egress, in addition to adequate available area for loading, unloading, manoeuvring, and parking of vehicles. The applicant has provided a detailed Transport Impact Statement, which has been reviewed by the Town, included as **attachment 5.** Appendix C of this Statement provides a series of vehicle manoeuvrability diagrams, demonstrating that vehicles are able to access and manoeuvre within the site, and exit the site in a forward gear. **Supported.**
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The Town considers that the amount of traffic to be generated by the proposal is acceptable, and will not provide any significantly adverse impact onto the capacity of the local road system. The applicant has provided a detailed Transport Impact Statement, which has been reviewed by the Town. This Statement estimates that peak hour trip generation is 40 trips in the AM peak hour, and 41 in the PM peak hour (with 208 daily trips). **Supported.**

(u) the availability and adequacy for the development of the following — *(i) public transport services;* *(ii) public utility services;* *(iii) storage, management and collection of waste;* *(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);* *(v) access by older people and people with disability;*	The Town considers that the proposal is readily accessible by public transport, cyclists, and pedestrians. Further, meaningful access is provided for older people and for people living with a disability, noting the provision of a universal access bay in close proximity to the front entrance. Moreover, the Town considers that the subject site has sufficient access to public utilities, in addition to waste collection. **Supported.**
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The Town considers that the proposal doesn't result in any likely loss of any community services or benefits. **Supported.**
(w) the history of the site where the development is to be located;	The Town notes the history of the subject site, as discussed in the body of the report. Notwithstanding, there are no historical elements relating to the subject site which would preclude the development from being supported. **Supported.**
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The proposal is not considered to pose an adverse amenity impact on the community. This is due to the proposed activities not posing any sufficiently adverse externalities that impact the amenity of neighbouring properties. The subject site is considered unlikely to be adversely impacted by any negative externalities from adjoining or nearby land-uses. The Town notes that two submissions have been made, objecting to the proposal, with the Towns commentary relating to the submission being provided within the body of the report, and within the schedule of submissions. On balance, the proposal is considered to not have an unacceptable adverse impact on the community as a whole. **Supported.**

(y) any submissions received on the application;	The Town notes that two objection submissions have been made, with the Towns commentary relating to the submissions being provided within the body of the report, and within the schedule of submissions. **Supported.**
(za) the comments or submissions received from any authority consulted under clause 66;	The Town has noted the comments provided by the Department of Water and Environmental Regulation and Water Corporation, in the body of the report, which pose no objection to the proposal. **Supported.**
(zb) any other planning consideration the local government considers appropriate.	No further planning considerations are considered relevant for consideration, apart from those discussed within this section, and the broader body of the report.

Conclusion:

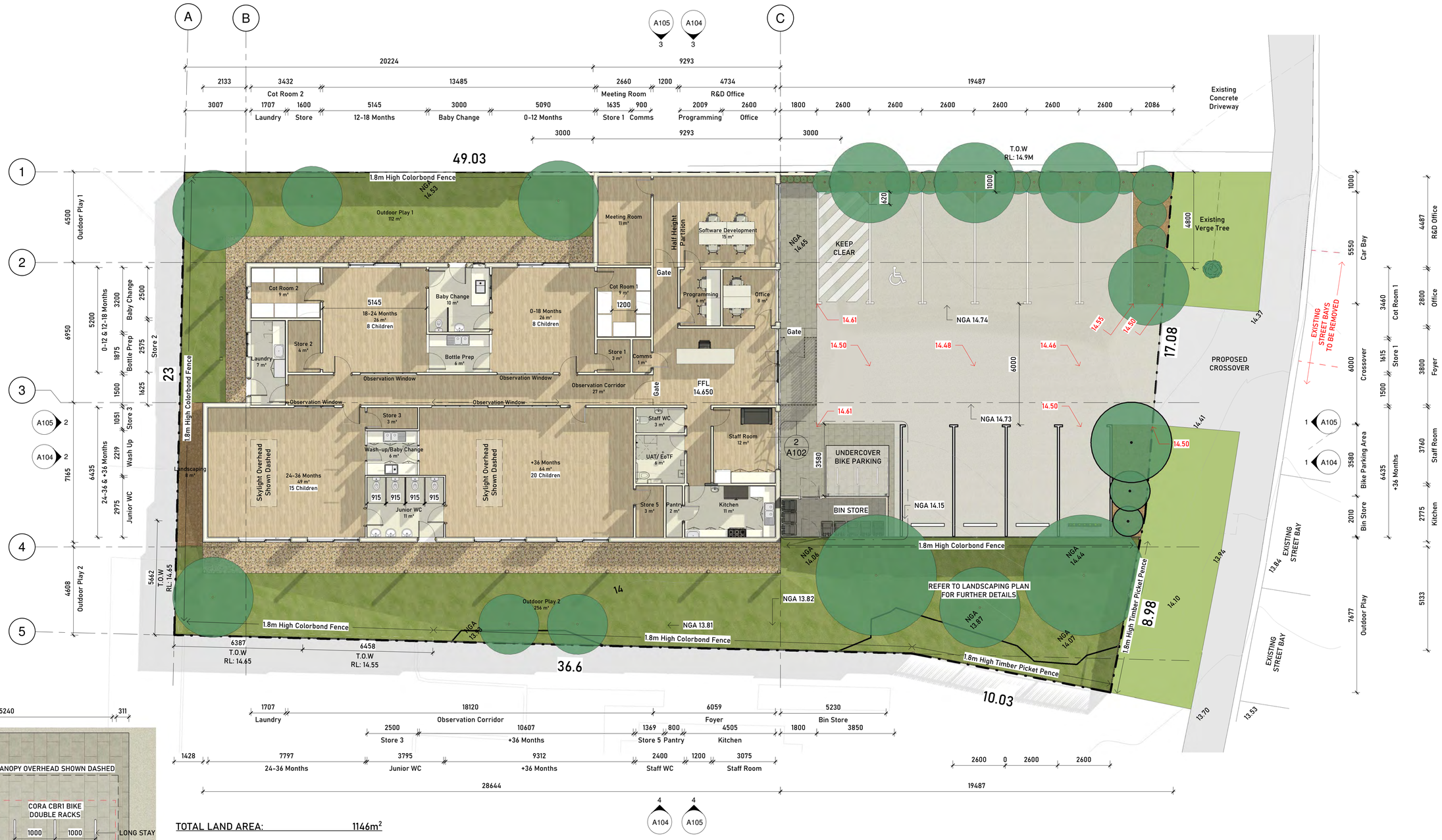
The proposal is unique, given the primary focus/objective is for research and development focussed on early brain development of children within an operational child care centre. Whilst the Town has grappled with the appropriate land use classification, the Town has concluded on-balance that the proposal can be categorised as '*research and development*'. The Town's assessment has identified that discretion is sought to various requirements of the planning framework; however, for the reasons outlined in this report, these items can be supported. It is therefore recommended that the application be approved.

ATTACHMENT 1: AMENDED DEVELOPMENT PLANS – AMENDED DATE RECEIVED 4 JULY 2025

1 **Site**
1 : 100

A101	DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
	Site Plan	17/06/2025	1 : 100	C		22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE



2 **Bin Store Plan**
1 : 50

1707 Laundry
18120 Observation Corridor
6059 Foyer
5230 Bin Store
2500 Store 3
10607 +36 Months
1369 Store 5
800 Pantry
4505 Kitchen
1800
3850
1428
7797 24-36 Months
3795 Junior WC
9312 +36 Months
2400 Staff WC
1200
3075 Staff Room
2600
0
2600
2600
28644
19487
4 A104
4 A105

TOTAL LAND AREA: 1146m²

PROPOSED BUILDING AREA: 430m²

PROPOSED LANDSCAPED AREA: 46m²

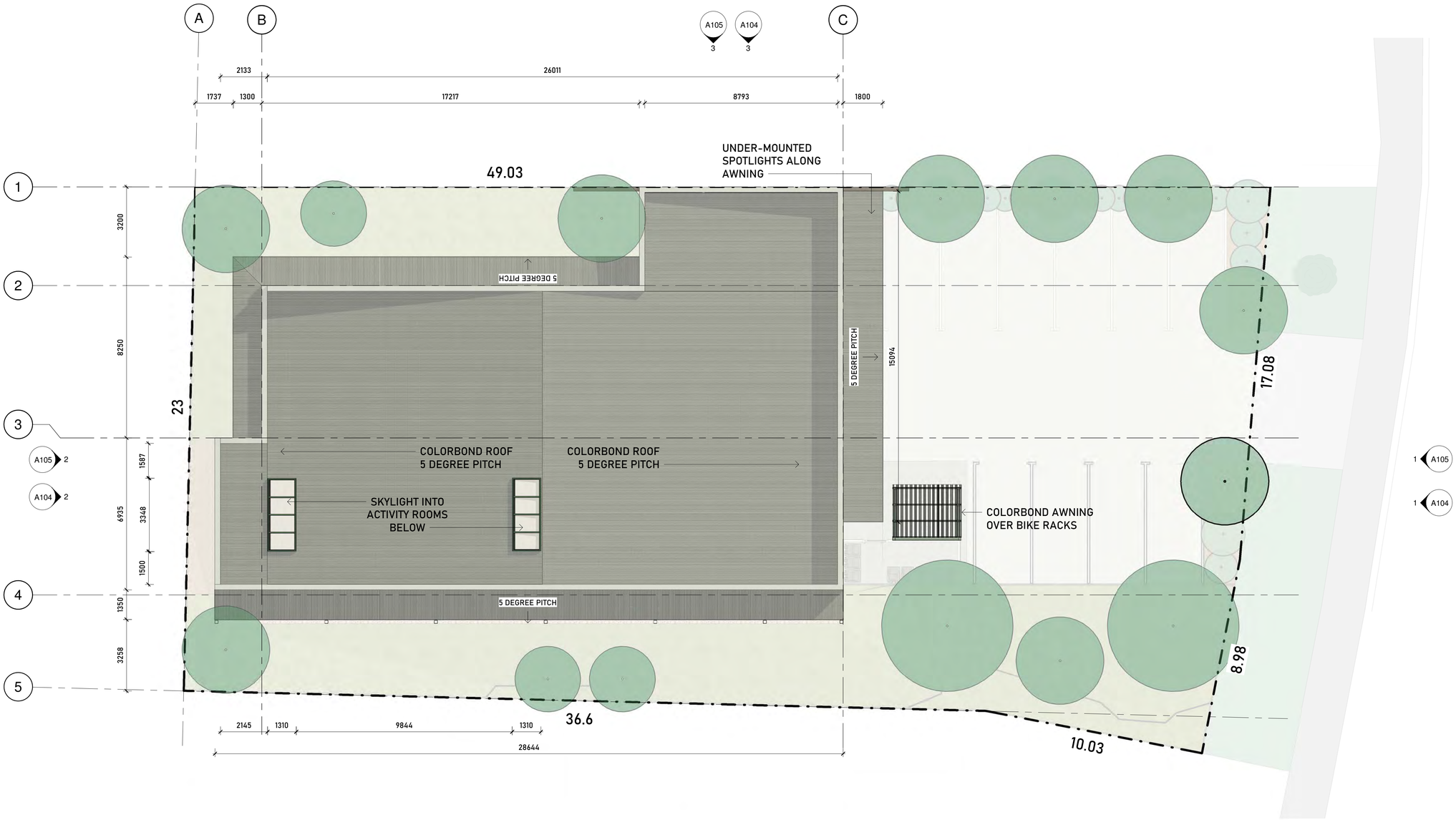
TOTAL OUTDOOR PLAY AREA: 368m² OPEN SPACE RATIO: 36.12%

1 **Ground Floor**
1 : 100 @ A1

A102

DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
Ground Floor Plan	17/06/2025	As indicated	D		22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE

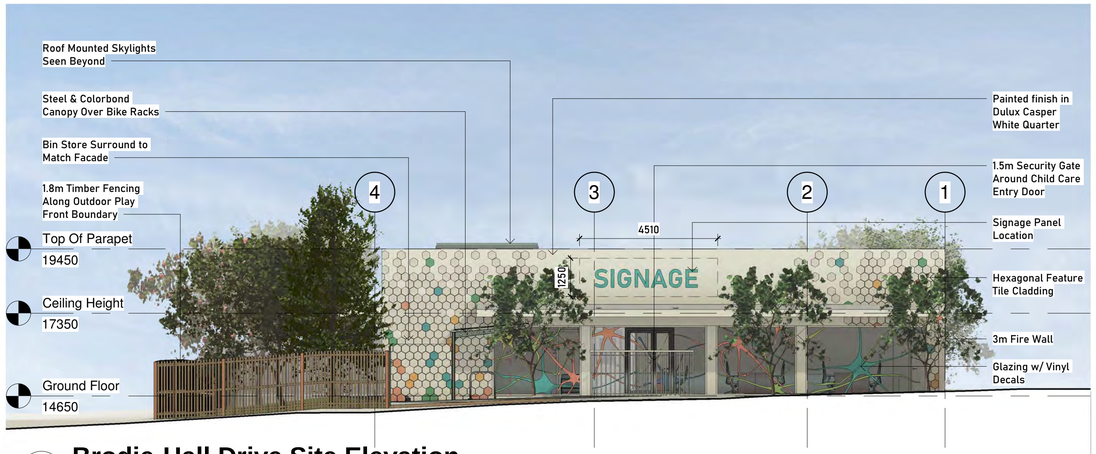


1 **Roof Plan**
1 : 100

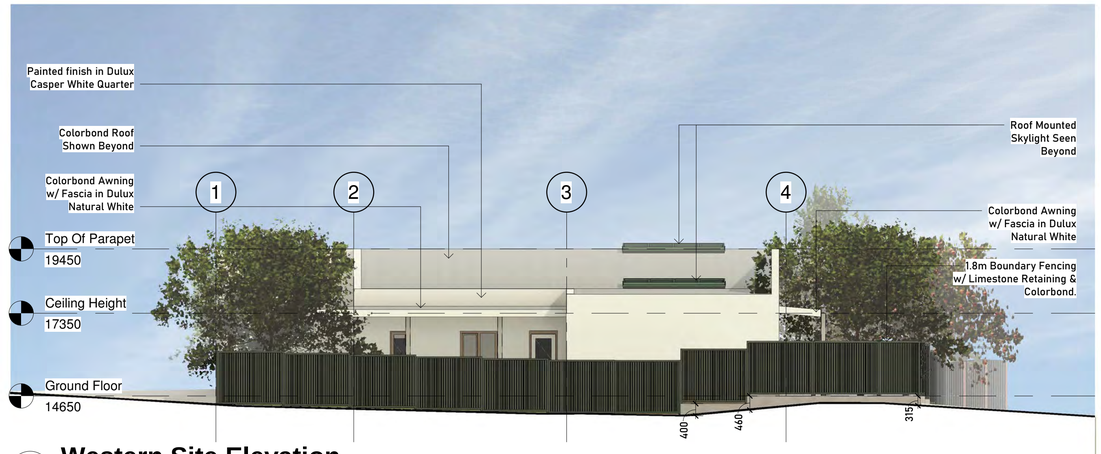
A103

DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
Roof Plan	17/06/2025	1 : 100	D		22 Brodie- Hall Drive, Bentley WA 6102

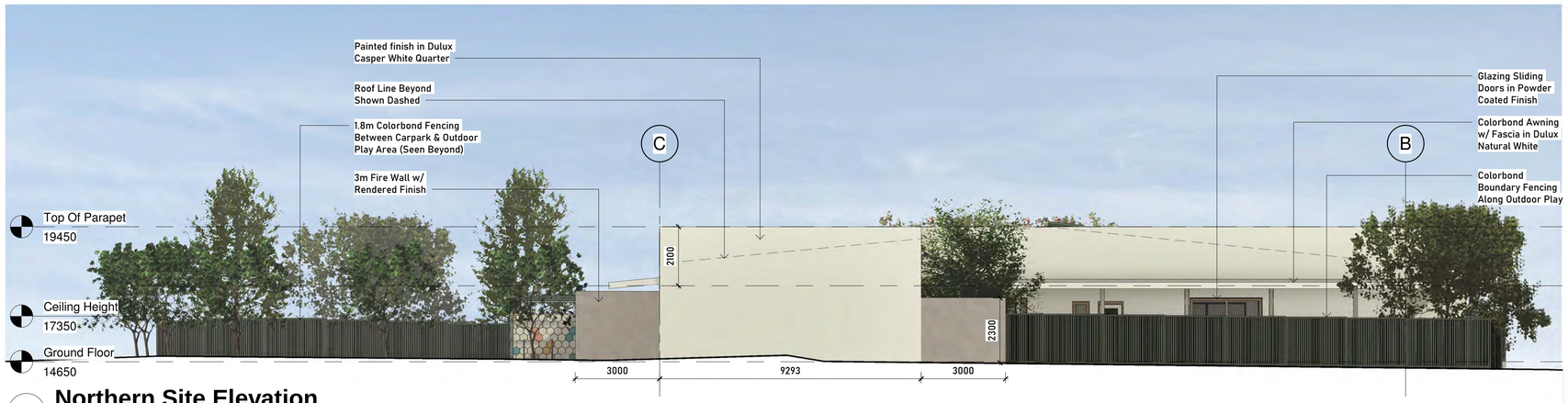
BLOOM
ARCHITECTURE



1 Brodie-Hall Drive Site Elevation
1 : 100

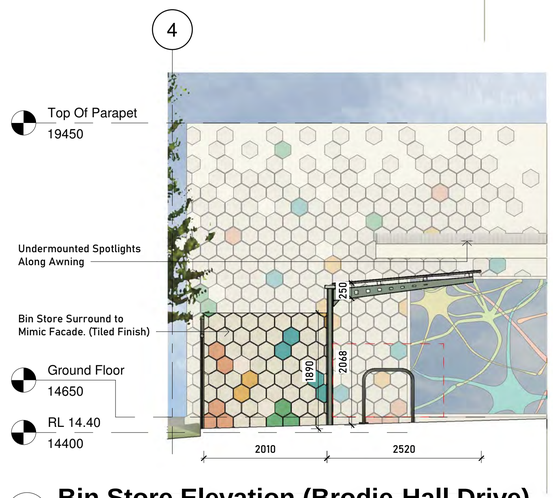


2 Western Site Elevation
1 : 100

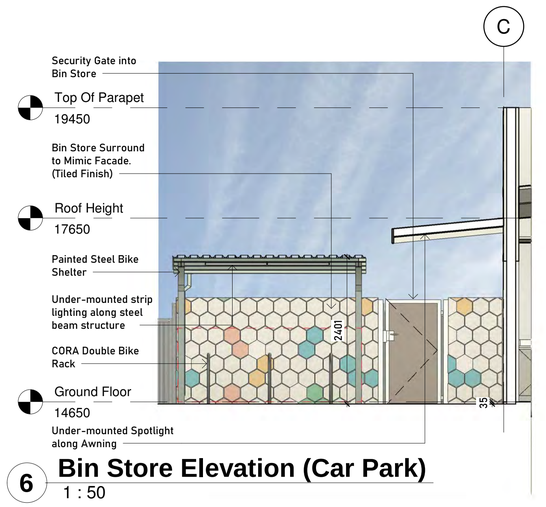


3 Northern Site Elevation
1 : 100

4 Southern Site Elevation
1 : 100



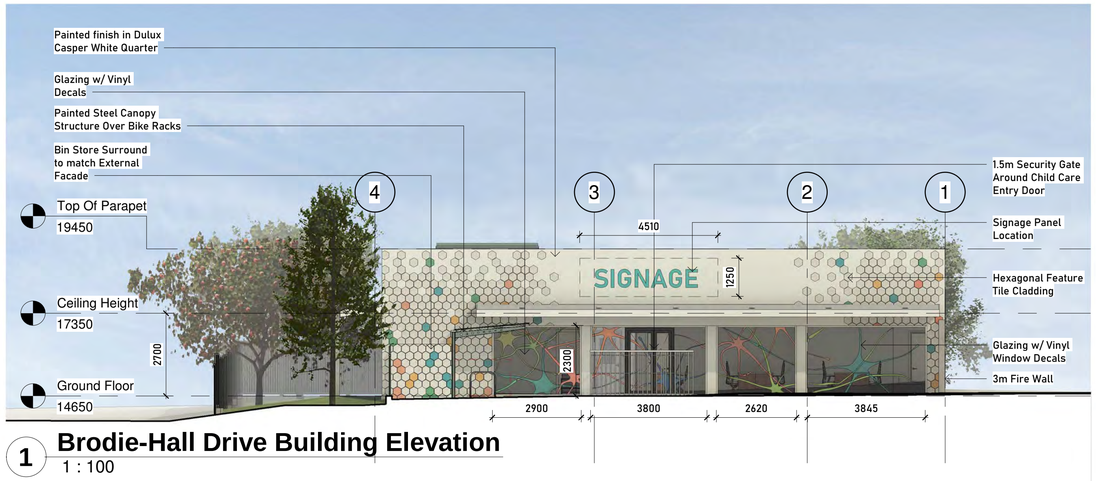
5 Bin Store Elevation (Brodie-Hall Drive)
1 : 50



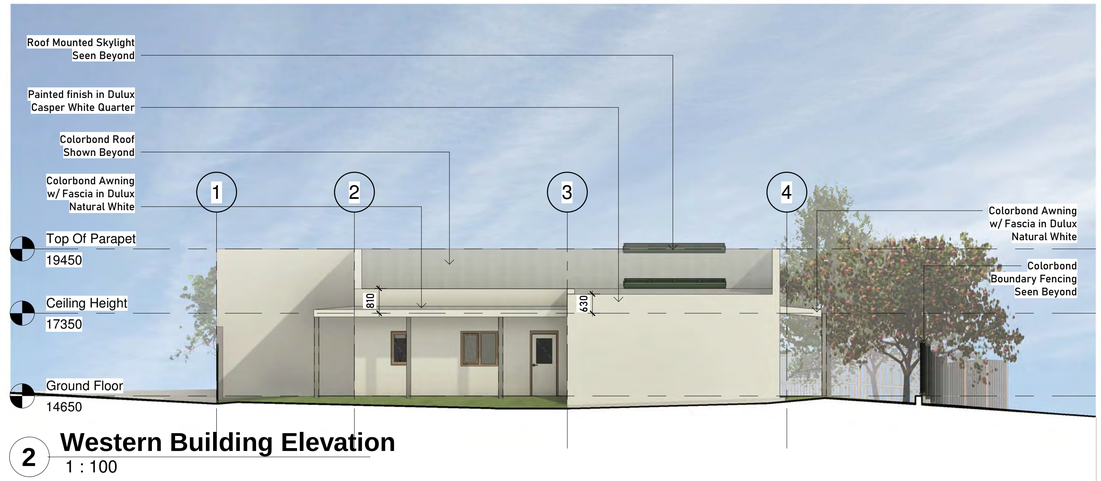
6 Bin Store Elevation (Car Park)
1 : 50

A104	DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
	Site Elevations	17/06/2025	As indicated	D		22 Brodie- Hall Drive, Bentley WA 6102

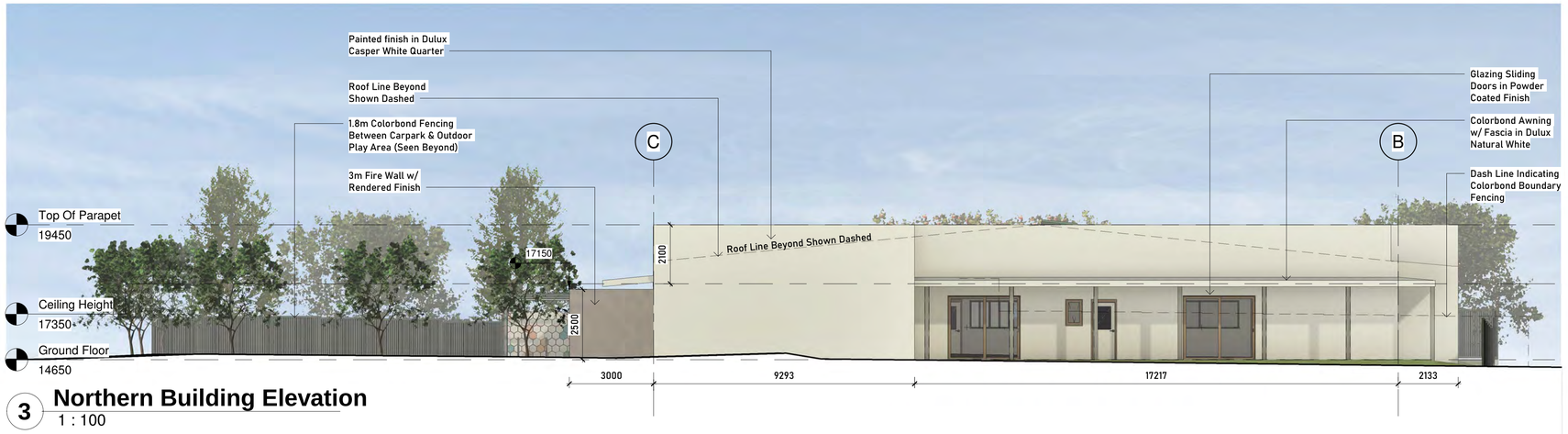
BLOOM ARCHITECTURE



1 Brodie-Hall Drive Building Elevation
1 : 100



2 Western Building Elevation
1 : 100



3 Northern Building Elevation
1 : 100

4 Southern Building Elevation
1 : 100

A105	DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
	Building Elevations	18/06/2025	1 : 100	C		22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE

ATTACHMENT 2: SCHEDULE OF SUBMISSIONS

Support/Object	Content of submission	Applicant comment	Town comment
Submission 1 - SUPPORT	*The proposed facility will be beneficial to young children and families. The planned research will help improve childcare across Australia. The World Health Organisation has emphasised the importance of the first 1000 days of a child's life in shaping their health, development and wellbeing. The proposed research will go a long way to Australia supporting this goal.*	We thank the submitter for taking the time to respond to the application in a positive manner. We agree that the proposal will be beneficial to young children and the child care industry.	Town notes the content of the submission.
Submission 2 - OBJECT	*We refer to you letter dated 15th May 2025 regarding the development application for a research and development childcare premises at 22 Brodie-Hall Drive Bentley Western Australia.* *We object to this planning application.* *This objection is based on the following points.* ***1. Planning*** *The Town of Victoria Park Local Planning Scheme No. 2 (LPS2), with reference to clause 21(2) Special Use Zones, states 'a person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.'* *The Town of Victoria Park Local Planning Scheme No. 2 (LPS2), with reference to 'Schedule D - Special Use Zones', outlines the permissibility and conditions for any childcare development applications proposed for the Technology Park Special Use zone. Childcare use is not permitted unless the local government has exercised its discretion by granting development approval. The conditions for a childcare use from LPS2 - Schedule D is shown below:*	We do not agree with the submitter's interpretation of the Special Use requirements. Each of the three options are termed with "or" meaning that only one of the items in the list is required to be complied with. The proposal satisfies part (a) in that the child care activity occurs in a research and development premises. Clarification on car parking and staff numbers has separately been provided to the Town (refer *HUP 2586 Response to ToVP – 22 Brodie Hall Dr, Bentley,* dated 20 June 2025).	The Town notes the content of the submission, and considers that the content of the submission is addressed within the relevant portions of the responsible authority report, or are otherwise compliant.

	'Childcare uses must be: *a) undertaken in research and development premises; or* *b) consistent with an approved precinct structure plan; or in the absence of an approved precinct structure plan.* *c) on land designated for mixed use in the Bentley-Curtin Specialised Activity Centre Plan.'* *Our interpretation of LPS2 Schedule D clearly states a proposed childcare development application may only be approved if either condition (a) or (b) are satisfied, but not unless condition (c) is also satisfied, which in this case it is not satisfied.* *In reference to the 'Bentley-Curtin Specialised Activity Centre Plan' and its relationship to condition (c) of the LPS2 noted above, the proposed development location is not classified as a mixed-use zone. LPS2 provides clear guidance regarding the proposed development use.* *Unless there is a future change to LPS2 and/or the 'Bentley-Curtin Specialised Activity Centre Plan' this development application should not be approved.* *The proposed development application does not comply with clause 21 and Schedule D of LPS2.* ***2. Car Parking*** *We refer to the 'Consultation Amended Transport Impact Statement' (TIM) document for the proposed development.*		

	A TIM should allow development application decision makers the necessary insight to assess the overall traffic impact of a proposed development. *With reference to the nine (9) parking bays provided in the proposed development application, we suggest a higher number of bays may be necessary given the staff required to adequately operate the proposed childcare centre is possibly greater than the number of bays to be provided.* *The TIM notes the centre is expected to operate at 85% capacity. Childcare centres require staffing arrangements in accordance with staff ratios regulated in WA by the Department of Communities. Staffing must meet minimum levels for childcare centre roles based on the number of children attending.* *Different staffing ratios apply to childcare centre operators depending on the age of the children in attendance. Applying an 85% utilisation for this childcare development suggests nine (9) childcare staff are required if forty-four (44) children are at the centre on any given day, plus one (1) cook for meal preparation, plus one (1) centre manager or admin assistant, plus three (3) additional R & D staff suggest over fourteen (14) staff could possibly be onsite each day at 85% capacity.* *Noting the operation of the centre is from 6.30am to 6.30pm suggests staff shift changeover at some time during the day may also add further staff parking demand. Any additional lunch break cover staff attending each day covering staff whilst off duty, would also suggest a*		

	possibility of greater traffic impacts that may need to be considered regarding the proposed development. *At both 85% capacity or 90% capacity fourteen (14) concurrent staff onsite parking bays may be required for staff, leaving nil bays for parents picking up or dropping off children at the proposed childcare development and a possible scenario where off-site staff parking is necessary.* *Carpark shortfalls should be addressed in respect to the proposed development application given the limited offsite parking options within proximity of the proposed development.*		
Submission 3 - SUPPORT	*I am writing to formally support Council Approval for the development and operation of a much needed pioneering Research and Development Early Learning Centre (ELC) to be established at No. 22 Brodie-Hall Drive, Bentley.* *This centre is designed to operate not only as an exceptional early childhood education facility but also as an embedded research hub, advancing the science of early learning by integrating neuroscience with real-time educational practice.* ***Project Overview*** *The proposed ELC will accommodate up to fifty-one children aged birth to six and will fully comply with all applicable local, state, and national regulations. What sets this centre apart is its unique dual function: A high-quality early learning service co-located with a dedicated research facility focused on translating neuroscience into measurable, impactful educational outcomes.*	We thank the submitter for taking the time to respond to the application in a positive manner.	Town notes the content of the submission.

	Working in partnership with leading child development specialists, universities, occupational therapists, and paediatricians, the centre will deliver innovative, data-informed programs with the potential to elevate both national and international standards in early childhood education. *As an Early Childhood Professional, Lecturer, Policy Development Officer, and Consultant with over 20 years of experience across Australia, Germany, the United Kingdom, the United States, and China, I was deeply impressed by the thoughtfulness, depth, and potential of this unique initiative. It bridges a long-standing gap in our profession by seamlessly integrating cutting-edge research and theory with practical, real-world application—something that has been notably absent in early childhood education for far too long.* ***Curriculum Innovation: Neuroscience in Practice*** *The Busy Brains Program is designed to extend well beyond the principles, practices, and outcomes of the Early Years Learning Framework (EYLF) by:* • *Taking a neuroscience-informed approach to child development, applying play-based, age-appropriate learning experiences shown to strengthen neural connections during the critical 1,800-day window of early brain growth.* • *Measuring each child's development across all key domains social/emotional, language, cognitive, and motor—to support truly holistic progress and enable timely early intervention.*		

	• *Scaffolding individual strengths through algorithmically guided learning sequences that personalise each child's pathway, enhancing long-term cognitive, emotional, and academic outcomes.* • *Empowering parents through an intuitive mobile App that provides real-time developmental tracking, tailored home-based learning experiences , and accessible insights grounded in neuroscience.* • *This forward-thinking curriculum ensures children are not only meeting developmental milestones but exceeding them—laying stronger foundations for lifelong learning, resilience, and wellbeing.* ***Real-Time Safety and Research Innovation: RTLS Technology*** *As part of a commitment to excellence in child safety and developmental research, the centre will implement and test a Real-Time Location Tracking System (RTLS) throughout the facility. This innovative system will:* • *Strengthen child safety by allowing instant location monitoring during daily activities operation and emergency scenarios.* • *Collect anonymised data on movement patterns to support research into spatial learning, social interactions, physical activity, and cognitive engagement.* • *Improve operational efficiency by enabling educators to monitor group dynamics and optimise learning environments.* • *All data collection will be conducted with full ethical oversight and informed parental consent, in*		

	alignment with child protection and privacy legislation. ***Beta Testing and Evaluation*** *The Early Learning Centre at 22 Brodie-Hall Drive will serve as a pilot research site, with the initial phase focused on trialling and refining the Busy Brains Curriculum over a five-year evaluation cycle. Child outcomes will be tracked using both qualitative and quantitative methods, with findings contributing to the broader national and international research landscape in early childhood development.* ***Community and Economic Benefits*** *The centre will bring long-term value to the local community by:* • *Creating new employment opportunities for educators, researchers, and allied professionals.* • *Establishing strategic partnerships with universities and training institutions to support local workforce development.* • *Enhancing educational, developmental, and wellbeing outcomes for children and families in the region.* • *Generating scalable program models that may inform future council-supported childcare initiatives.* ***Conclusion and Request for Support*** *I respectfully seek the Council's endorsement and planning approval for this innovative project. By supporting this initiative, the Council can help position Bentley as a national leader in neuroscience-informed early childhood*		

	education—while delivering direct, lasting benefits to families, educators, and the broader community.		
Submission 4 - SUPPORT	Support, given: *"...The goal is to be better able to notice and respond to any delays in child development, so as to facilitate early intervention; to ensure that children are given stimulating activities in daycares that are appropriate to their unique stage of cognitive, social-emotional, motor, and linguistic development; and to ensure that areas of particular skill/talent/potential can be noticed early and fully nurtured/appreciated by family and educators..."*	We thank the submitter for taking the time to respond to the application in a positive manner.	Town notes the content of the submission.
Submission 5 – OBJECT	*"...the entry is opposite the staff entry to our site - and there is likely to be a lot of congestion here at drop off times. there is poor visibility and only one lane traffic due to on-street parking. This on street parking is always full, contrary to the statement in the Traffic plan. Possible solution is to remove the on street parling to allow 2 way traffic flow..."*	The proposed development does not involve high levels of traffic that would cause traffic issues in the locality. The on-street parking immediately adjacent to the subject site involves only 7 existing on-street bays. Before and after these 7 bays, there are lengthy areas of unobstructed two-way access without on-street parking, enabling adequate traffic movement and flow. Further, the proposal will involve the removal of at least two on-street bays to allow for a crossover to be constructed to the development site.	The Town notes the applicants comments, noting that the removal of on-street parking bays is subject to separate approvals processes by the Town. The Town considers that the likely traffic generated by the proposal is within acceptable levels. The Town notes that no minimum on-site car parking requirements apply. Notwithstanding, nine (9) on-site car bays are provided, which is compliant

			with the requirements of Local Planning Policy No.23 – *Bicycle and Car Parking for Non-Residential Development*.
Submission 6 (SUPPORT).	*"…Hello Victoria Park Council Planning Team* *We urge The Town of Victoria Park to support the Research and Development Childcare Centre at 22 Brodie Hall Drive Bentley to provide our Industry with improvements in Quality Areas 1-7…."*	Nil provided by applicant.	Town notes the content of the submission.

ATTACHMENT 3: DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION REFERRAL RESPONSE – DATE RECEIVED 26 MARCH 2025

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Your ref: 5.2025.3.1
Our ref: DMO 12933
Enquiries: [redacted]
Email:

Joshua Loveridge
Senior Planning Officer
Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

By email admin@vicpark.wa.gov.au & jloveridge@vicpark.wa.gov.au

Dear Joshua Loveridge

DEVELOPMENT APPLICATION NUMBER 5.2025.3.1 – LOT 2 ON BRODIE-HALL DRIVE, BENTLEY

I refer to your email dated 13 February 2025 to the Department of Water and Environmental Regulation (the department) regarding an application to the Town of Victoria Park for the proposed development of the above-mentioned lot.

The department understands that the proposed development comprises a child care research and development centre with multiple outdoor play spaces.

Land at Lot 2 on Deposited Plan 407554 (the site) has not been reported as a known or suspected contaminated site under the CS Act and the department holds no records for the site.

A review of historical aerial imagery indicates that the site has not been used for any potentially contaminating activities, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation, 2021).

Based on the above and given that there is no evidence to suggest that the site is contaminated or possibly contaminated, the department has no objection to the proposed development and recommends that the approval should not include a contamination condition.

Acid sulfate soil risk mapping shows that Lot 2 is within an area identified as having a moderate to low risk of acid sulfate soils occurring within three metres of the natural soil surface, but high to moderate risk of acid sulfate soils beyond three metres below the natural soil surface.

As the proposed development works have the potential to disturb acid sulfate soils the department recommends that the following advice note be applied to any approval granted by Town of Victoria Park:

Prime House, 8 Davidson Terrace Joondalup Western Australia 6027
Locked Bag 10 Joondalup DC WA 6919
Telephone: 08 6364 7000 Facsimile: 08 6364 7001
www.dwer.wa.gov.au

Advice

Acid sulfate soils (ASS) risk mapping indicates that Lot 2 is located within an area identified as representing a low to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines

If you have any queries in relation to the above, please contact Environmental Officer, [redacted]

Yours sincerely

[redacted]

[redacted]
SENIOR MANAGER
CONTAMINATED SITES

26 March 2025

ATTACHMENT 4: WATER CORPORATION REFERRAL RESPONSE - DATE RECEIVED 17 FEBRUARY 2025

Development Services
629 Newcastle Street Leederville WA 6007
PO Box 100 Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3393

WATER CORPORATION

Your Ref: 5.2025.3.1
Our Ref: 189082195 - DEV419535
Enquiries: [redacted]
Direct Tel:
Email: building.services@watercorporation.com.au

17 February 2025

Senior Planning Officer
Town Of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

Attention of: Joshua Loveridge

Re: 22 BRODIE-HALL DR BENTLEY LOT 2

Thank you for your email dated 13th February 2025. We offer the following comments regarding this proposal.

Water
Reticulated water is available to the subject lot. There are currently no water meters onsite.

Wastewater
Reticulated sewerage is available to the subject lot. Any portion of the proposed building which is within the zone of influence to sewer main may require suitable footings in accordance with our technical guidelines. Please refer to our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets.

Approval for works
Any works carried out in proximity to our Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities are available on our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works.

Building Approval Application
The applicant is required to submit a Commercial/Multi Residential Application by using our online portal BuilderNet: login-buildernet.watercorporation.com.au.

Attachments required for approval will include:

- Final construction site & architectural floor plans
- Engineer certified piling detail plans (if required)
- Hydraulic Plans – Water & Wastewater
- Trade Waste Application Form - Application forms (watercorporation.com.au)
- Trade Waste Supplement Form

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid. Please provide the above comments to the landowner, developer and/or their representative. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact our Enquiries Officer.

Kind regards

[redacted]

A/Advisor - Building Services
Development Services

Assets Planning & Delivery Group

E building.services@watercorporation.com.au

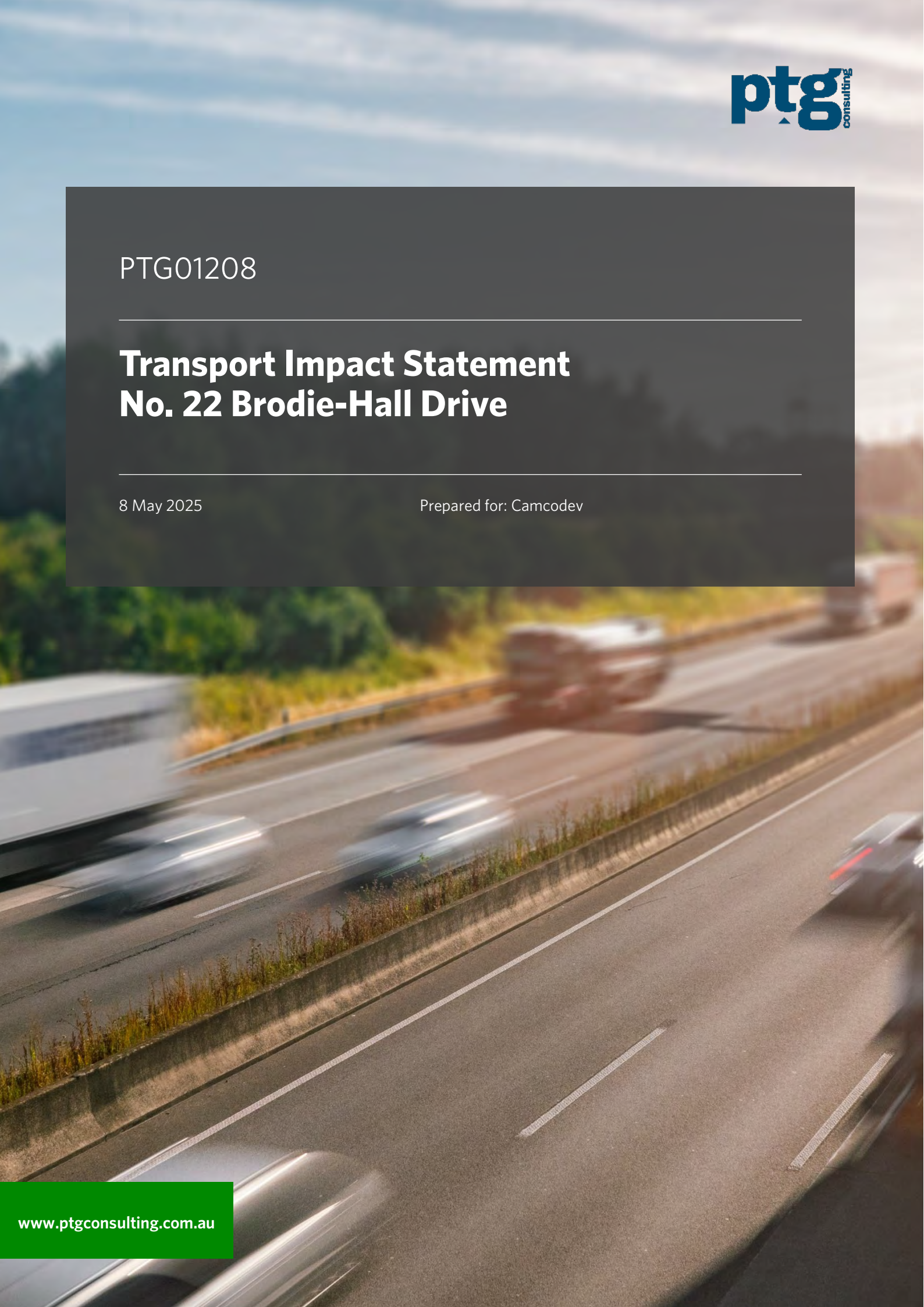
T 13 13 95

WATER CORPORATION

In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

watercorporation.com.au

ATTACHMENT 5: TRANSPORT IMPACT STATEMENT – AMENDED DATE RECEIVED 8 MAY 2025



PTG01208

Transport Impact Statement
No. 22 Brodie-Hall Drive

8 May 2025

Prepared for: Camcodev

www.ptgconsulting.com.au

CONTENTS

REPORT DETAILS

Unique Document Identification

Document Title	Transport Impact Statement – 22 Brodie-Hall Drive, Bentley
Project Number	PTG.01208
Document ID	Rev B
Client	Camcodev

PTG Consulting Office Details

Location	Perth, WA
Address	Level 4, 167 St Georges Terrace, Perth WA 6000
Telephone	+61 8 6188 4500
Email	[redacted]
Web	www.ptgconsulting.com.au

Revision Details

Revision No.	Date	Comments	Prepared By	Approved By
Rev A	2 December 2024	For Issue	CDR/DR	[redacted]
Rev B	8 May 2025	Minor Updates	DR	[redacted]

1 INTRODUCTION

1.1 Background

PTG Consulting (PTG) has been commissioned by Camcodev to prepare a Transport Impact Statement (TIS) for the proposed childcare centre development located at No. 22 Brodie Hall Drive, Bentley Technology Park, Bentley, WA, 6102.

This report has been prepared in accordance with the *Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4– Individual Developments (2016)* and the TIS Checklist is included at Appendix A.

Specifically, this report aims to assess the operations of the proposed development internally and its connections to the adjacent road network, with a focus on traffic volumes, access and accessibility.

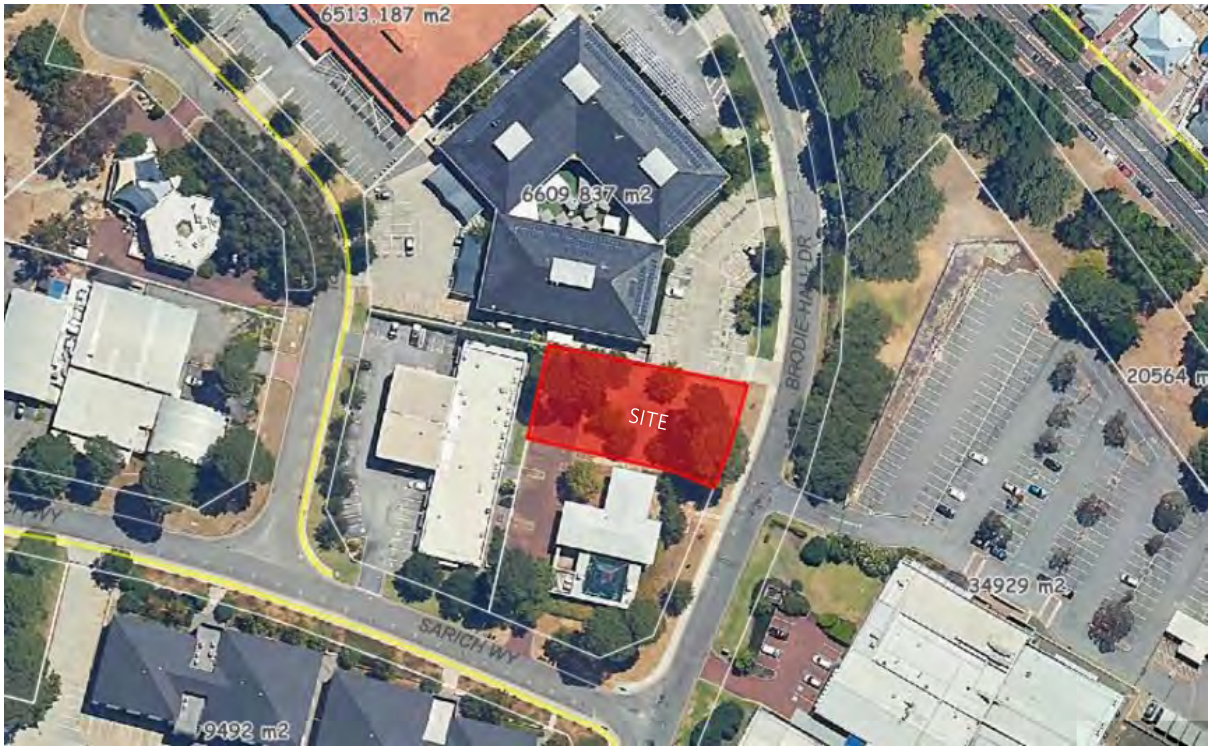
This report also outlines the requirements and opportunities associated with traffic and transport within the development, referencing relevant Council and WAPC policies and guidelines as well as best-practice planning within Western Australia.

2 PROPOSED DEVELOPMENT

2.1 Site Location

The site is located at No. 22 Brodie Hall Drive, Bentley as shown in Figure 1. The Site is predominately vacant, with a portion at the rear being used for car parking.

Figure 1 - Site Location

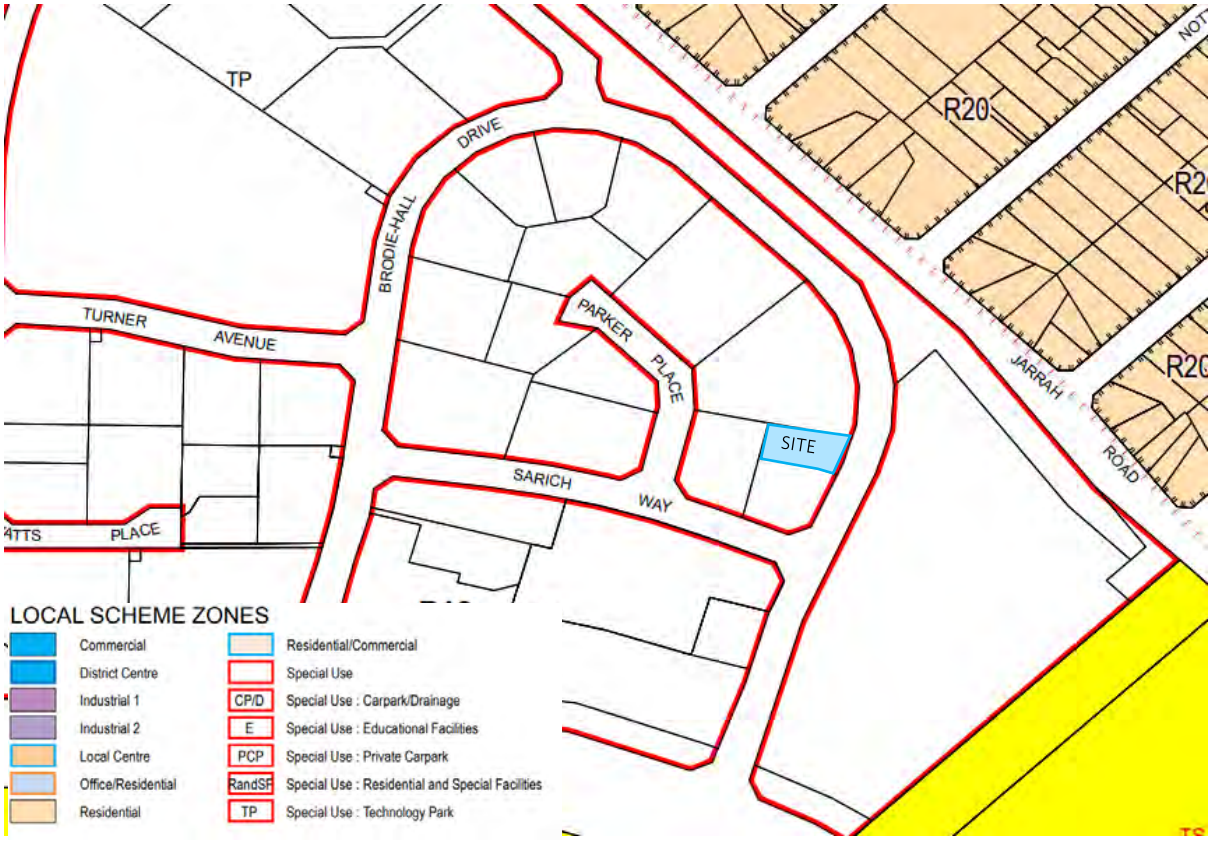


Source: Intramaps (2024)

2.2 Context with Surrounds

Pursuant to the provision of the *Town of Victoria Park Local Planning Scheme No. 1* (LPS1), the Site is zoned '*Special Use*' and is wholly surrounded by other special uses. **Figure 2** shows the Site zoning.

Figure 2 Site Zoning



Source: Town of Victoria Park LPS 1

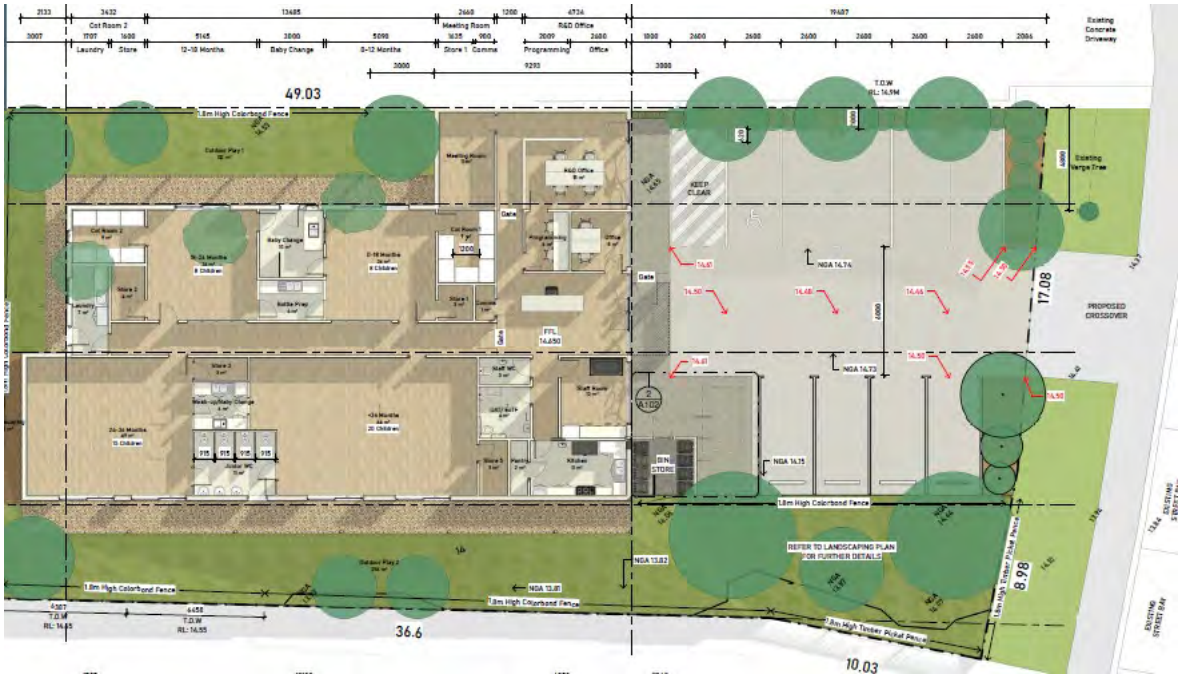
2.3 Development Land Use

The proposal is for a Child Care Centre, comprising of the following site-specific design components:

- Up to 51 children;
- Up to 9 staff members; and
- 9 car parking bays (including 1 ACROD bay).

The layout of the proposed childcare centre at the Site is shown below in **Figure 3.**

Figure 3 – Proposed Layout



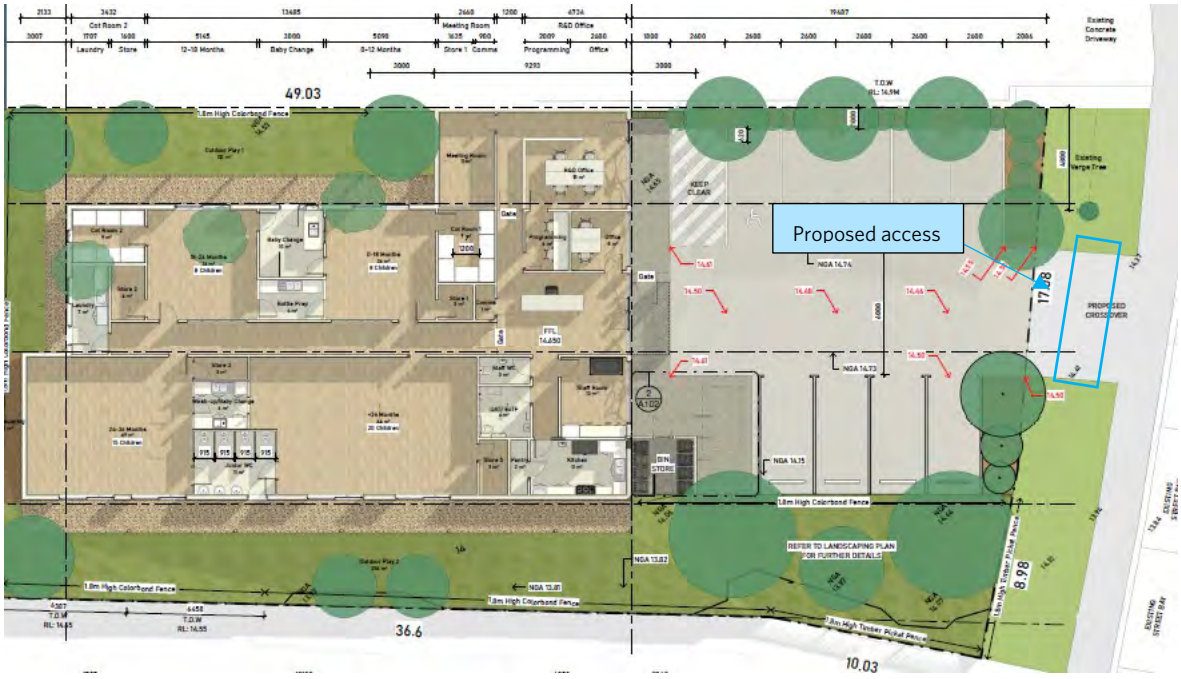
Source: Bloom Architecture (2024)

3 VEHICULAR ACCESS AND PARKING

3.1 Access Arrangements

A new two-way vehicular access is proposed via Brodie-Hall Drive to the east of the Site. The access arrangements are shown in **Figure 4**. From a safety perspective and to ensure pedestrian priority, the crossover design could use a coloured tint that differentiates from the colour of the footpath to provide adequate lineation.

Figure 4 – Access Arrangements



Source: Bloom Architecture (2024)

3.2 Public, Private, Disabled Parking Set Down/Pick Up

Upon review of the *Town of Victoria Local Planning Policy No. 23 – Bicycle Parking, Car Parking and Access for Non-Residential Development,* no car parking requirements are set in place for childcare centres.

It is anticipated that the Site will accommodate a maximum of 51 children and 9 staff members.

A total of 9 car parking bays are provided on Site, 4 of those bays will be allocated for staff only, whilst the other 5 bays will be available for parents to use during pick-up/drop-off times. Part time staff will also be able to use some of these 6 bays outside of the peak pick-up/drop off times.

Due to the nature of a childcare centre, the key parent pick-up/drop-off periods typically extend over a 90–120-minute period, related to external factors such as school and work starting times. This means that parking demand is spread over a considerable period of time. With the number of bays available for drop-off/pick-up, and the short average duration of drop-off/pick-up activity (less than 8 minutes – NSW RTA), it is unlikely that all visitor bays would be occupied more than momentarily. With the peak inbound traffic flow calculated at 21 vehicles per hour, with an average stay of 8 minutes, the average occupancy of the visitor bays has been calculated to show that each bay would only be occupied less than 50% of the time during the peak hour.

It is also unlikely that the proposed childcare centre would operate as its theoretical maximum capacity at all times. The average actual attendance in similar facilities has been shown to be approximately 85% of legal capacity, rarely reaching 90%.

Additionally, a high number of on-street car parking bays are provided along Brodie-wall Drive and Sarich Way. Whilst these bays appear heavily occupied during the work day, early in the morning and late in the evening it is likely that visitors will be able to access these bays during peak pick-up/drop-off times given children are typically dropped off before the work day and picked up after work. Given the location of the proposed child care centre is not nearby to residential areas, it is likely the parents of enrolled children at the centre are likely to either work or study in the area and may park their cars at their place of business and walk their children to the centre.

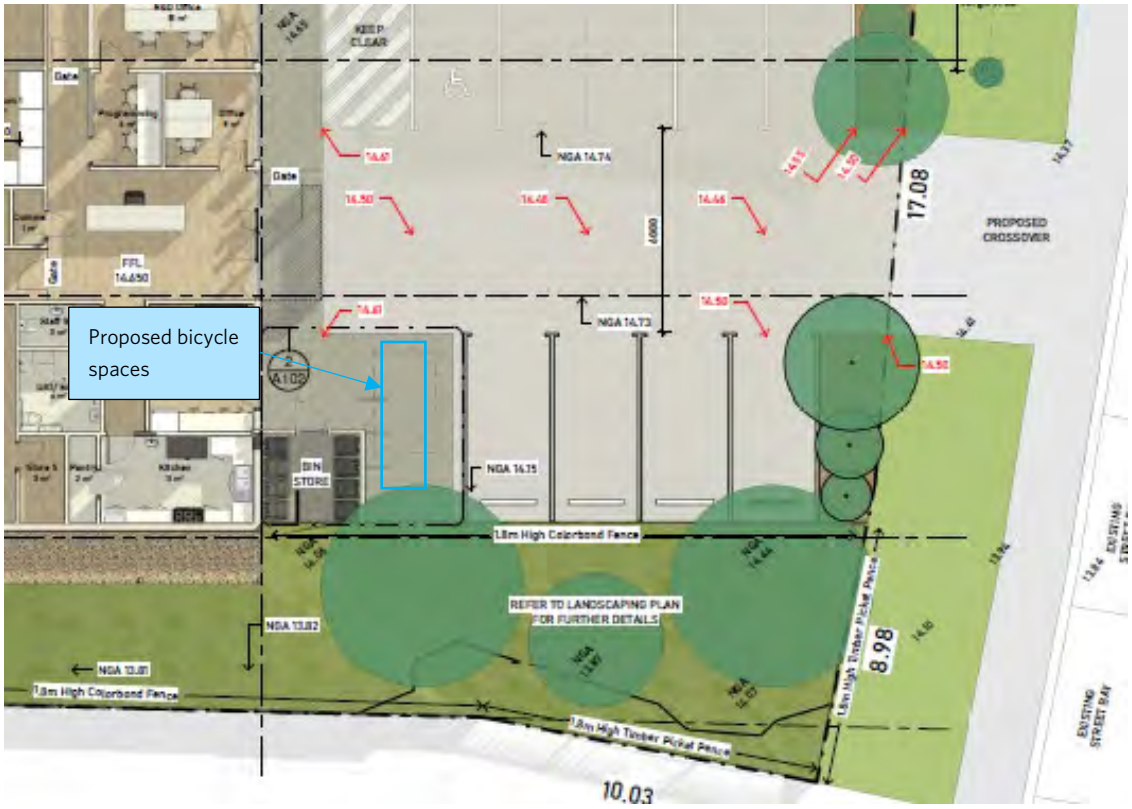
Overall, it is considered that the on-site visitor and staff parking bays proposed are sufficient and can cater for staff and potential parent pick-up/drop-off, with the parking supply sufficient for the predicted peak demand, even when the centre operates at maximum capacity.

Furthermore, should a delineated pedestrian route be required on-site for visitors during pick-up/drop-off, a line marked travel path along the southern edge of the car park aisle could be provided.

3.2.1 Bicycle Parking

Three (3) double bike racks are proposed on-site, which can accommodate 6 bicycles. The bicycle spaces have been provided near the front entrance of the proposed childcare centre, as shown in **Figure 5**. As the bin store would only be accessed periodically, longer bikes with trailers would be able to overhang the store entry during morning and afternoon drop off / pickup without issue.

Figure 5 Bicycle Parking Space Locations



Source: Bloom Architecture (2024)

Bicycle spaces should be designed to accommodate bicycles with child seats as per the dimensions specified in *AS2890.3 – Parking Facilities: Bicycle Parking*.

4 SERVICE/DELIVERY VEHICLES (NON-RESIDENTIAL)

4.1 Access Arrangements

Swept paths were conducted using a B85 vehicle, as shown in **Appendix C**. No significant issues were identified, and the vehicle was able to manoeuvre through the Site.

To accommodate the site access, up to 3 on-street parking bays will need to be closed / removed to allow access and appropriate sight lines for exiting vehicles.

4.2 On/Off-Site Loading Facilities

Deliveries are expected via vans or small delivery vehicles that can utilise either the on-site parking bays or on-street bays during off peak times.

5 SERVICE VEHICLES (RESIDENTIAL)

Not applicable as the proposal is for a Child Care development (see next section).

6 HOURS OF OPERATION (NON-RESIDENTIAL)

The proposed Child Care Centre is proposed to operate during the following days and times:

- Monday to Friday (7:00am to 6:00pm) (Monday to Friday).

7 TRAFFIC VOLUMES

7.1 Development - Daily or Peak Traffic Volumes

The traffic generation rates from the *Institute of Transport Engineers (ITE) Trip Generation Manual 11th Edition* were used to estimate the number of vehicles generated by the proposed development.

Table 2 shows the trip generation rates for the proposed development, **Table 3** shows the directional distribution and **Table 4** shows the total traffic generated by the Site.

Table 1 – Trip Generation Rates

Land Use	Source	Yield	Trip Generation Rate (2-way)		
			AM Peak	PM Peak	Daily
Child Care Centre	ITE 565	51 Children	0.79	0.81	4.09

Table 2 – Trip Distribution

Land Use	AM Peak		PM Peak		Daily	
	IN	OUT	IN	OUT	IN	OUT
Child Care Centre	53%	47%	47%	53%	50%	50%

Table 3 – Trip Generation Summary

Land Use	AM Peak		PM Peak		Daily	
	IN	OUT	IN	OUT	IN	OUT
Child Care Centre	21	19	19	22	104	104
Total	40		41		208	

The estimated peak hour of trip generation is 40 vehicles in the AM Peak Hour, 41 vehicles in the PM Peak Hour and 208 Daily trips. Based on the numbers above, this low volume of trip generation if anticipated to have only a low to moderate impact on the surrounding road network.

7.2 Type of Vehicles

Based on the land use the main type of vehicles will be private cars accessing the development and occasional service/delivery vehicles, likely to be a small van size.

8 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

8.1 Existing Road Network and Traffic Management

The road network within Western Australia is defined by the Main Roads WA Road Hierarchy which describes the function, characteristic and management of each type of road. A description of each road type as per Main Roads WA Road Hierarchy criteria is summarised in **Table 5** below.

Table 4 – Road Hierarchy Description

Road Type	Description
Primary Distributors	Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast-moving traffic. Some are strategic freight routes, and all are State Roads. They are managed by Main Roads Western Australia.
District Distributor A	Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.
District Distributor B	Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.
Regional Distributor	Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.
Local Distributor	Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. Urban Local Distributor roads are managed by local government.
Local Distributor	Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. Rural Local Distributor roads are managed by local government.
Access Roads	Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Figure 6 shows the road hierarchy network and **Table 6** provides a summary of the road characteristics of surrounding road network.

Figure 6 – Road Hierarchy

Source: Main Roads Road Information Mapping

Table 5 – Surrounding Network Road Hierarchy

Road Name	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Road Pavement Width (m)	Speed Limit
Brodie-Hall Drive	Access Road	Local Government	2	1	7.5	50km/hr
Sarich Way	Access Road	Local Government	2	1	7.2	50km/hr
Hayman Road	Distributor A	Local Government	4	1	14	60km/h

8.2 Daily/Peak Traffic Volumes

No traffic volumes were available along Bordie-Hall Drive, however the traffic volumes were obtained from the Main Roads WA Traffic map for roads within the vicinity of the Site and are shown below in **Table 7**.

Table 6 Existing Traffic Volumes

Location	Year	Weekday Traffic Volumes (two-way)		
		Daily	AM Peak Hour	PM Peak Hour
Hayman Road (East of Kent Street)	2023	8,542	734	783
Kent Street (South of Jarrah Road)	2023	9,755	731	861

8.3 Future Road Network

No changes to the future road network within close proximity to the Site are proposed in the short term.

9 PUBLIC TRANSPORT ACCESS

9.1 Existing Public Transport Services

Bus services 33, 34, 101 and 284 run along Jarrah Road and Hayman Road and travel to the Perth Bus Port, Curtin Central Bus Station, Elizabeth Quay Bus Station and Belmont Forum.

9.2 Nearest Bus Stops

the nearest bus stops to the Site currently are located approximately 200m away along Jarrah Road as shown in **Figure 7**. These stops are conveniently located close to the Site and will allow staff to commute to work without the need to drive their private vehicle.

Figure 7 – Existing Bus Routes and Stops

Source: Transperth (2024)

9.3 Future Public Transport Facilities

PTG contacted the Public Transport Authority (PTA) and were not advised of any changes to the public transport services of facilities within the short term.

10 PEDESTRIAN AND CYCLE ACCESS FACILITIES

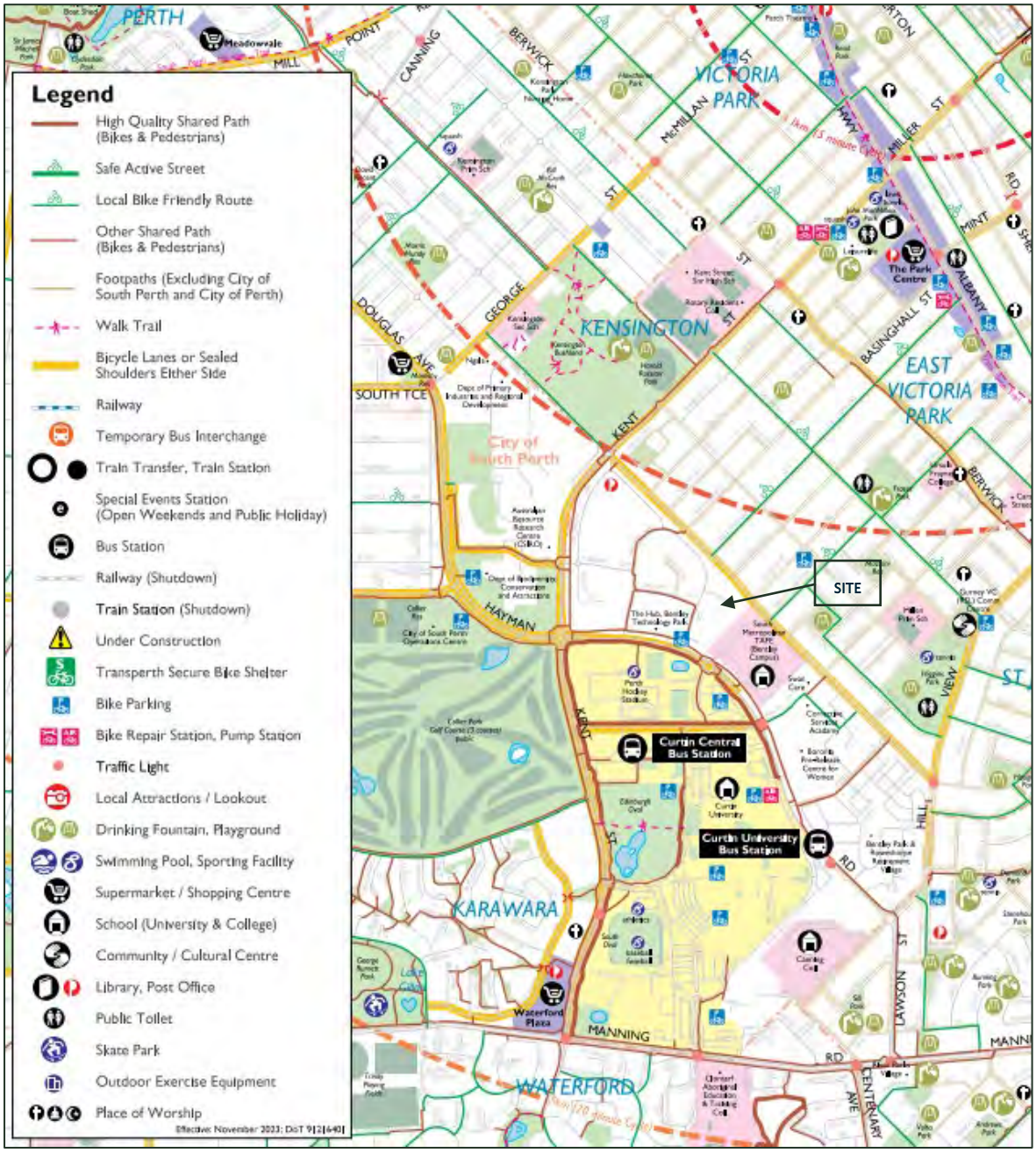
10.1 Existing Pedestrian/Cycle Network

A footpath is provided along Brodie-Hall Drive.

Sealed shoulders stretch along Hayman Road, Kent Street and Jarrah Road, as shown in **Figure 8.** Whilst "Local Bike Friendly Routes" run along Nottingham Street and Northampton Street.

The Site is surrounded by good pedestrian and cycle network facilities.

Figure 8 – Existing Pedestrian/Cycle Networks



Source: Department of Transport (2016)

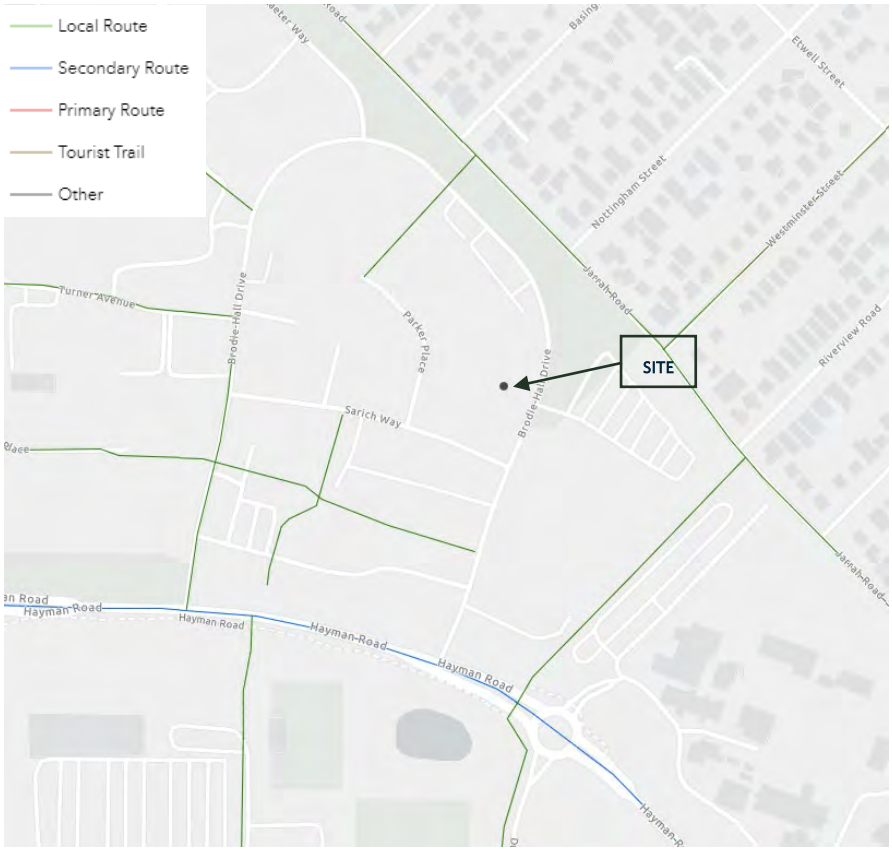
Figure 9 identifies a RidewithGPS sourced heat map of the primary cycle routes within the Sites locality. As can be seen, the section of Brodie Hall Drive adjacent to the site, is shown to be on a popular cycle route and likely to be used by staff and parents alike.

Figure 9 Cycling Heat Map

10.2 Future Pedestrian/Cycle Network Facilities

Figure 10 presents the ultimate pedestrian and cycle paths as observed in the Long-Term Cycle Network (LCTN) Map. LTCN classified Jarrah Road, Whatts-Place and a portion of Brodie Hall Drive as Local Routes, while Hayman Road is classified as a Secondary Route.

Figure 10 - Long-Term Cycle Network Map



11 SITE SPECIFIC ISSUES

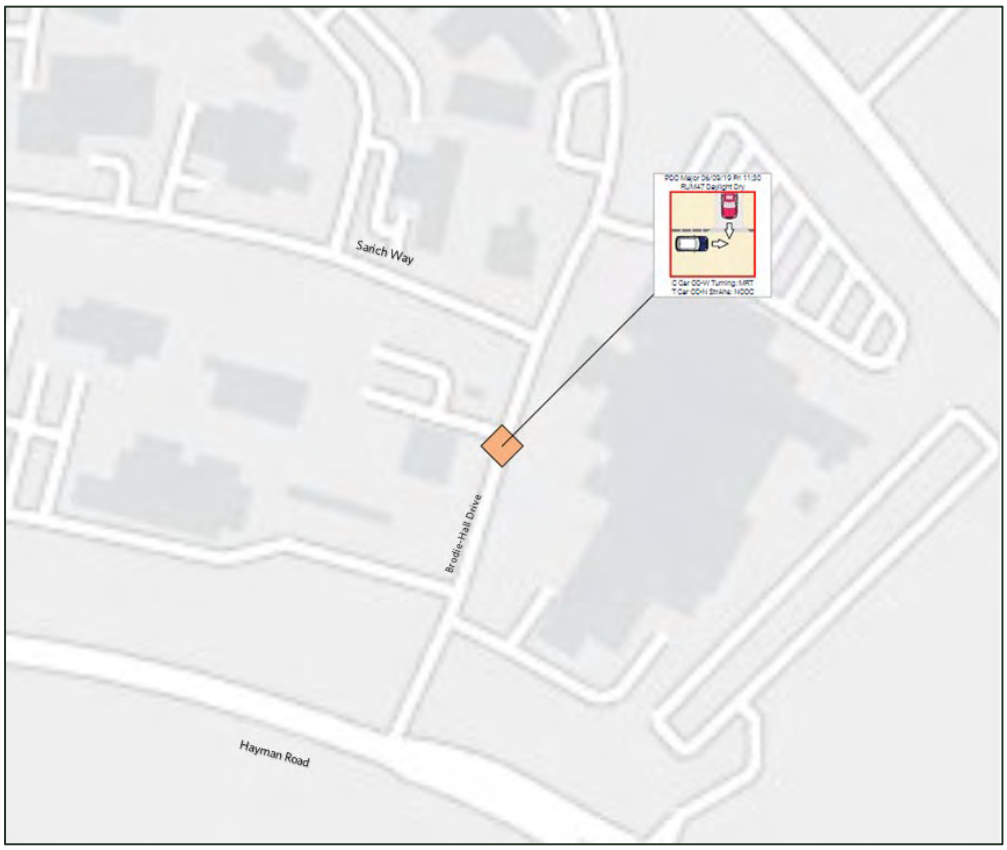
N/A

12 SAFETY ISSUES

A review of the existing crash data from *Main Roads WA Traffic Map* for the period between 1 January 2019 to 31 December 2023 was conducted for Brodie-Hall Drive. As shown, there is only 1 recorded crash at the along Brodie-Hall Drive.

The crash location is illustrated in **Figure 10** and the crash details summarised in **Table 8**.

Figure 10 11 – Crash Location



Source: Main Roads WA Traffic Map

Table 7 – Baldivis Road/ Daintree Street Intersection

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Right Angle	-	-	-	1	-	1
	0	0	0	1	0	1

Overall, the number of crashes that occurred within the surrounding area appears to be low for the last five years.

13 SUMMARY AND CONCLUSIONS

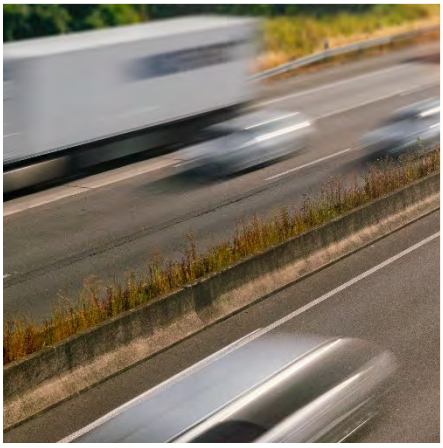
This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016); the checklist is included at **Appendix A**.

The following conclusions can be drawn from this TIS:

- The proposed development at the site is for a Child Care Centre comprising of 51 children and up to 9 staff members;
- 9 car parking bays are proposed on-site;
- The estimated peak hour trip generation is 40 trips in the AM Peak Hour, 41 trips in the PM Peak Hour and 208 Daily trips. Based on the numbers above, this low volume of trip generation is anticipated to have only a low to moderate impact on the surrounding road network.
- The site is well accessible by public transport service, with a bus stop 200m away from the site and is serviced by different 4 bus routes.
- The site benefits from the surrounding existing pedestrian and cycling networks.
- Due to the nature of the development, it is envisaged that it would have a negligible impact on road safety in the area.

Appendix A

WAPC CHECKLIST FOR INDIVIDUAL DEVELOPMENT - TRANSPORT IMPACT STATEMENT

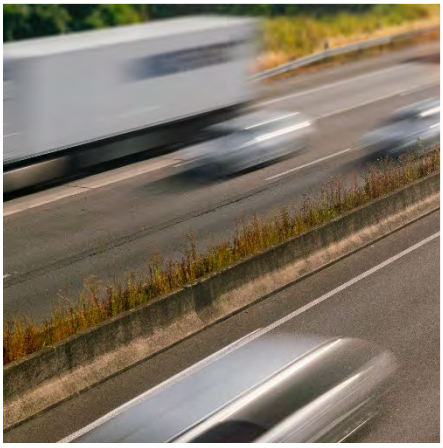


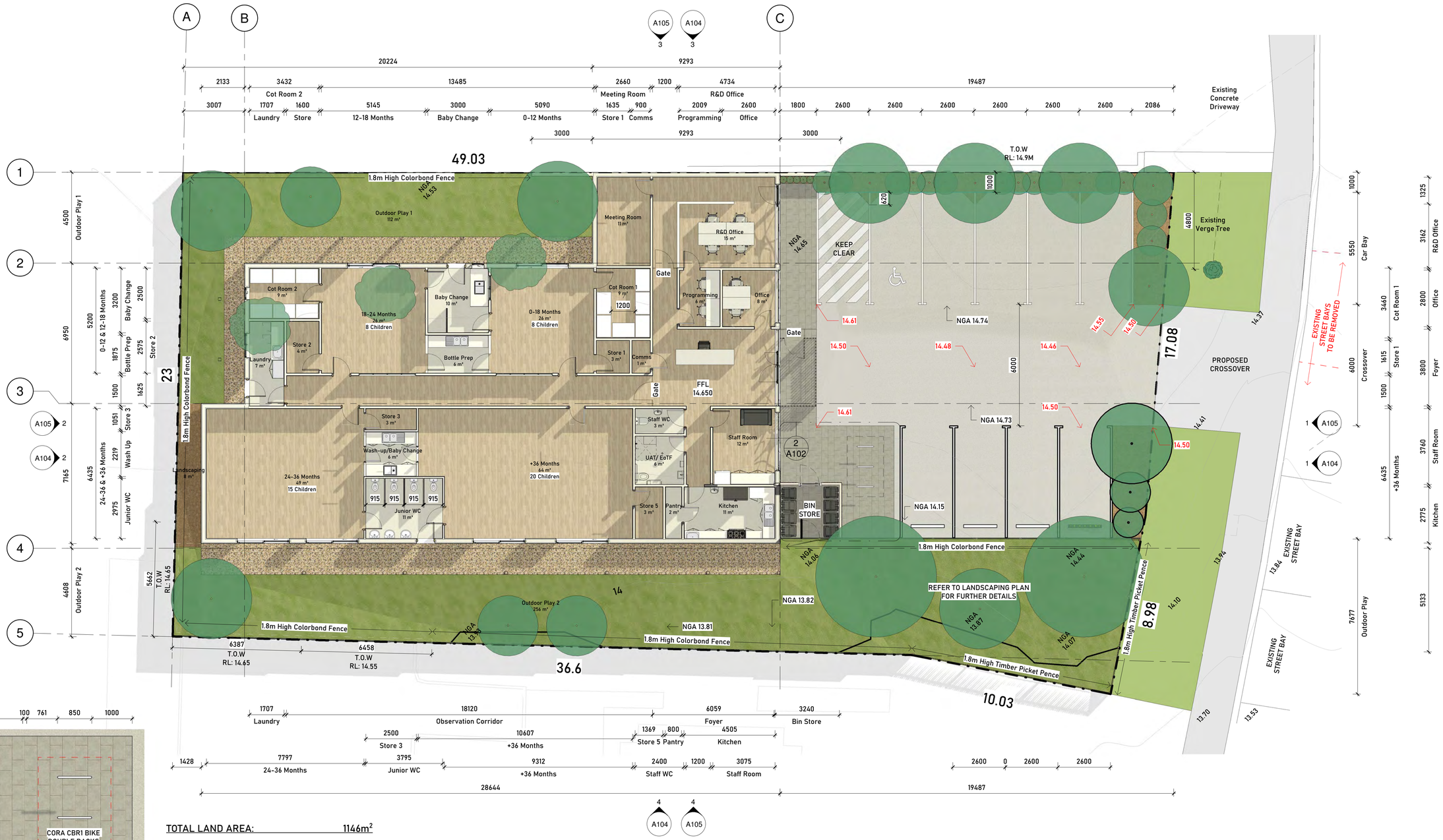
APPENDIX A – WAPC CHECKLIST

Item	Status	Comments/Proposal
Proposed Development	**Section 2**	
site location	Section 2.1	
existing land uses	Section 2.2	
proposed land uses	Section 2.3	
context with surrounds	Section 2.4	
Vehicular access and parking	**Section 3**	
access arrangements	Section 3.1	
parking provisions	Section 3.2	
Service vehicles (non-residential)	**Section 4**	
access arrangements	Section 4.1	
on/off-site loading facilities	Section 4.2	
Hours of Operation	**Section 5**	
Traffic volumes and vehicle types	**Section 6**	
daily or peak traffic volumes	Section 6.1	
type of vehicles (eg cars, trucks)	Section 6.2	
Traffic management on frontage streets	**Section 7**	
existing road networks and traffic management	Section 7.1	
existing intersection	Section 7.2	
Public transport access	**Section 8**	
existing public transport services	Section 8.1	
nearest bus stops/train stations	Section 8.2	
pedestrian/cycle links to bus stops/ train station	Section 8.3	
Pedestrian and Cycle access/facilities	**Section 9**	
existing pedestrian and cycle networks	Section 9.1	
proposed pedestrian and cycle facilities within the development	Section 9.2	
proposals to improve pedestrian/ cycle access	Section 9.3	
Site specific issues	**Section 10**	
Summary	**Section 11**	

Appendix B

SITE PLANS





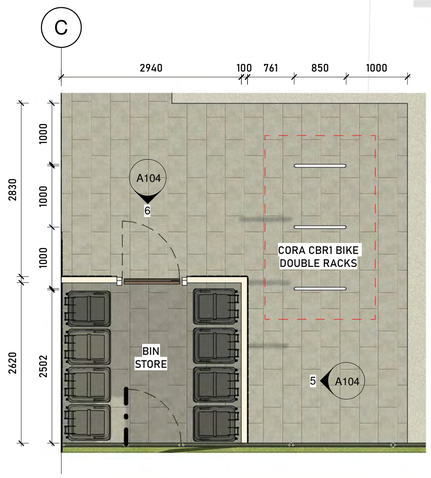
TOTAL LAND AREA: 1146m²

PROPOSED BUILDING AREA: 430m²

PROPOSED LANDSCAPED AREA: 46m²

TOTAL OUTDOOR PLAY AREA: 368m² OPEN SPACE RATIO: 36.12%

1 Ground Floor
1 : 100 @ A1

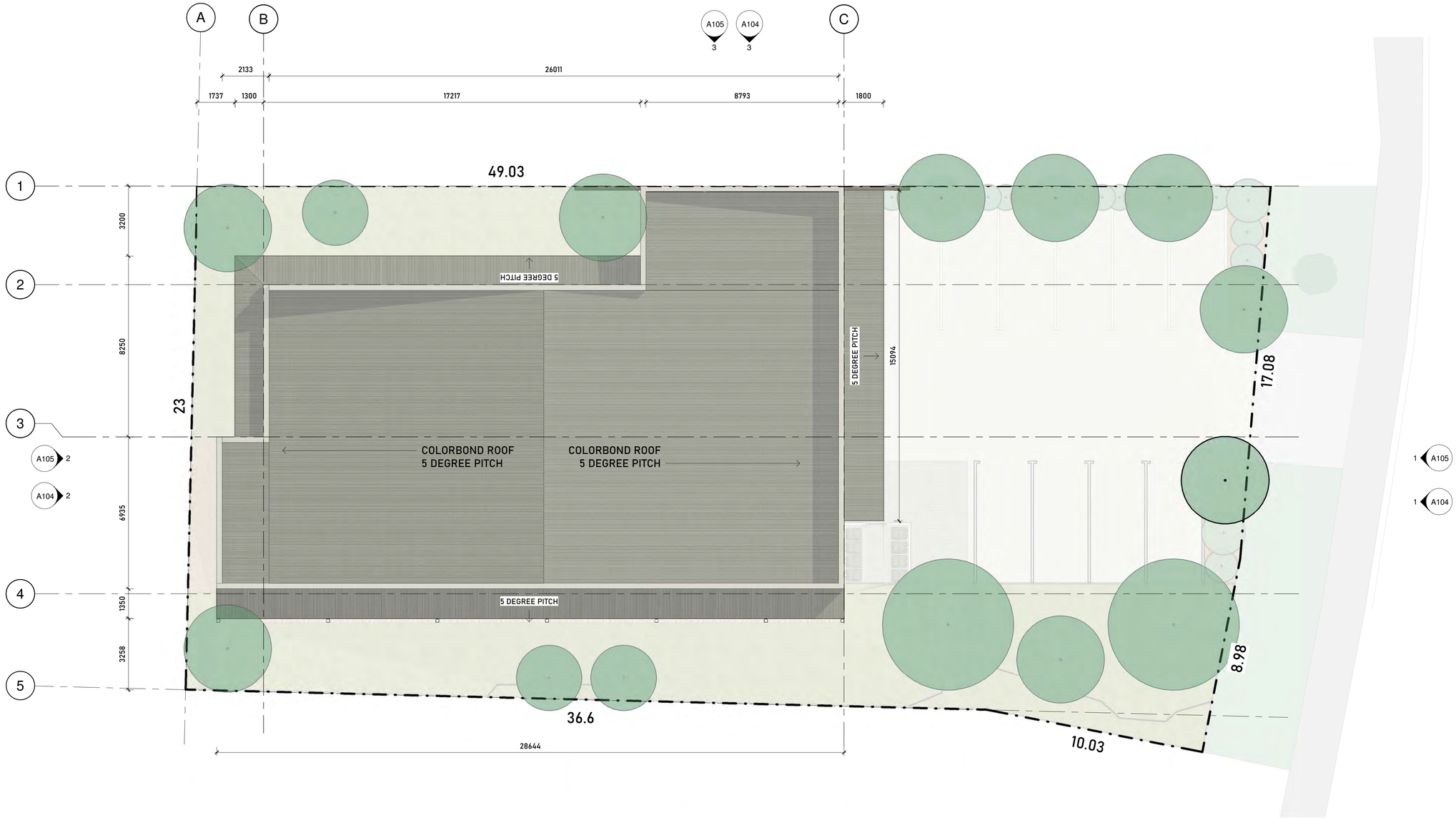


2 Bin Store Plan
1 : 50

A102

DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
Ground Floor Plan	28/04/2025	As indicated	C		22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE

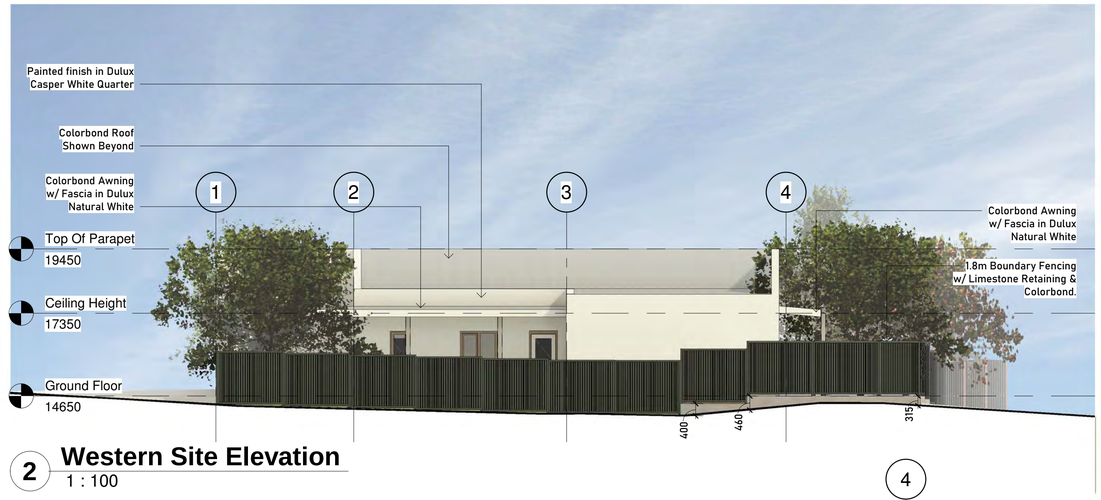


1 Roof Plan
1 : 100

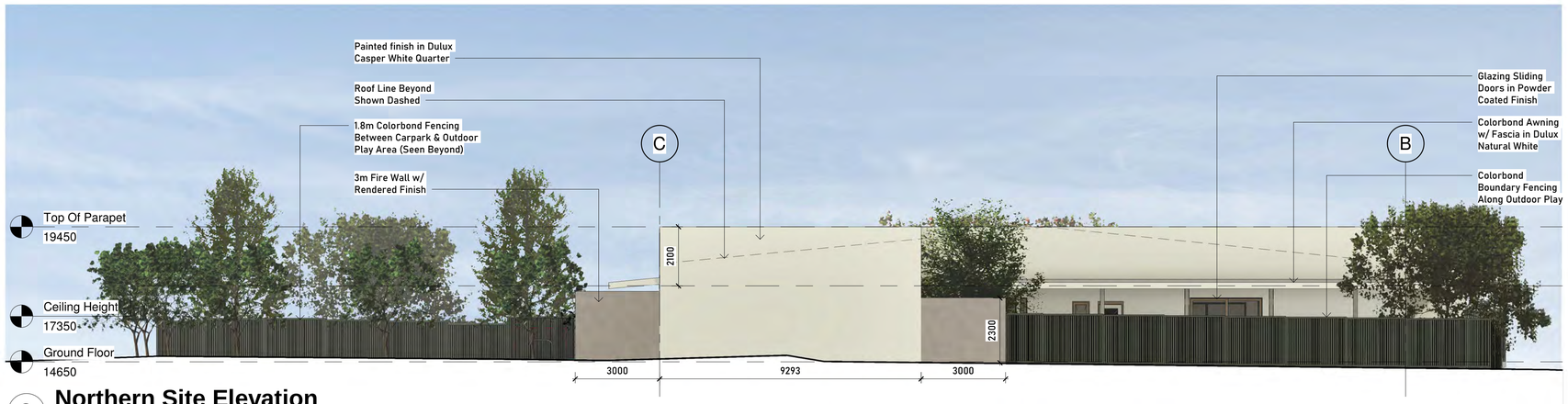
A103	DRAWING TYPE Roof Plan	DATE OF ISSUE 09/04/2025	SCALE 1 : 100	REVISION B	NORTH POINT	PROJECT LOCATION 22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE

1 Brodie-Hall Drive Site Elevation
1 : 100



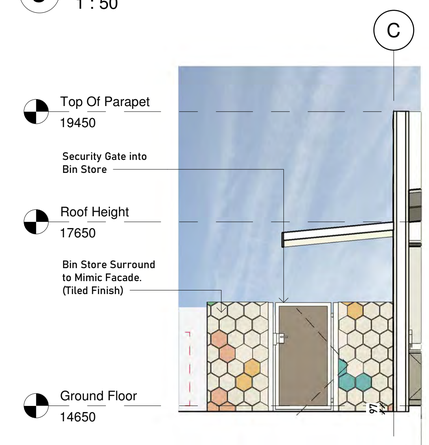
2 Western Site Elevation
1 : 100



3 Northern Site Elevation
1 : 100

4 Southern Site Elevation
1 : 100

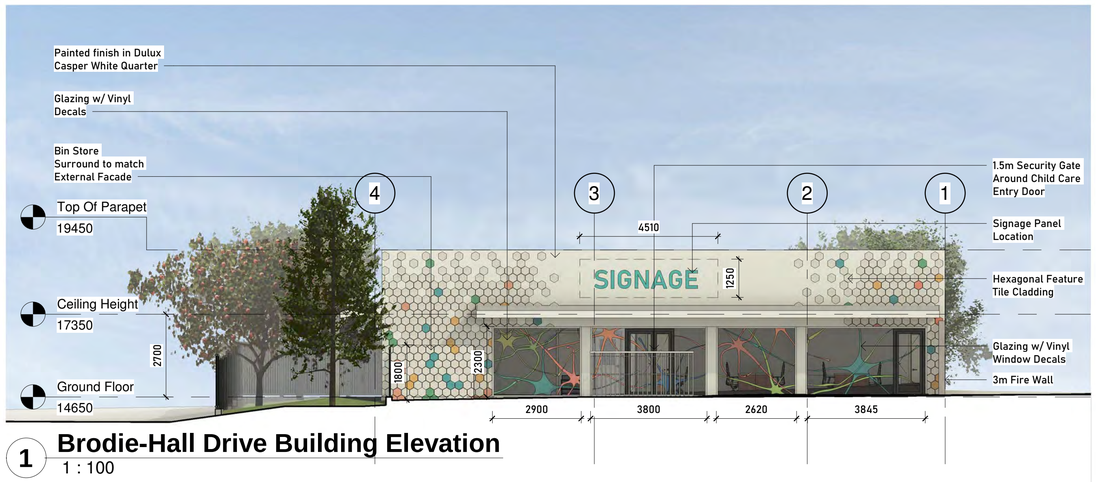
5 Bin Store Elevation (Brodie-Hall Drive)
1 : 50



6 Bin Store Elevation (Car Park)
1 : 50

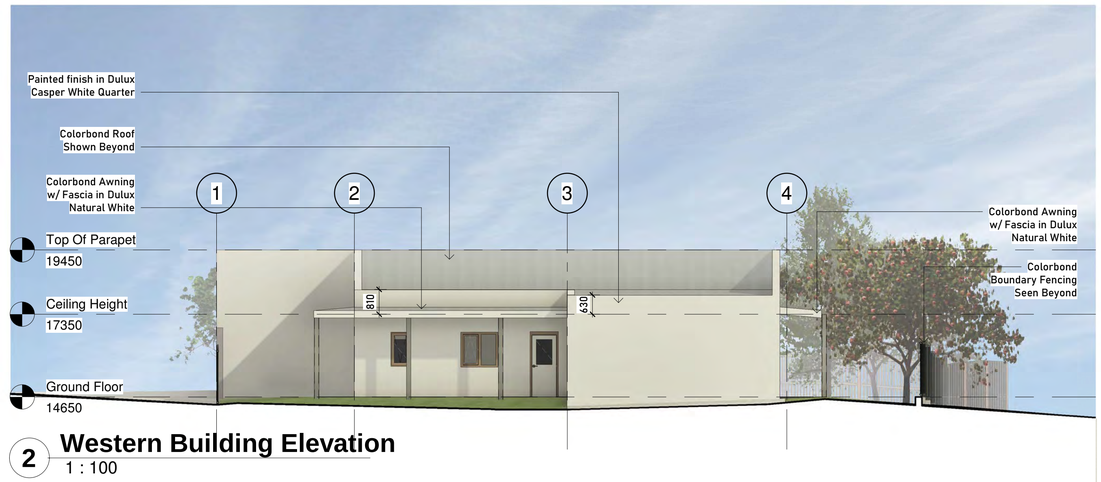
A104	DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
	Site Elevations	09/04/2025	As indicated	C		22 Brodie- Hall Drive, Bentley WA 6102

BLOOM ARCHITECTURE



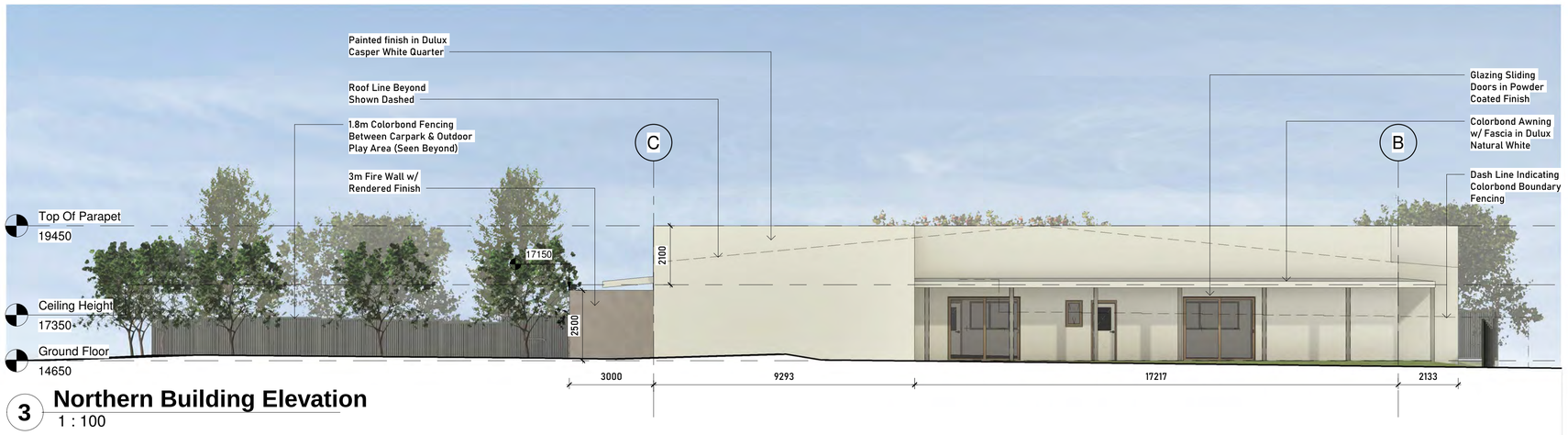
1 Brodie-Hall Drive Building Elevation

1 : 100



2 Western Building Elevation

1 : 100



3 Northern Building Elevation

1 : 100

4 Southern Building Elevation

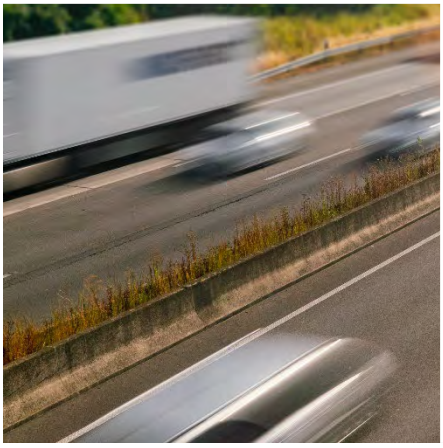
1 : 100

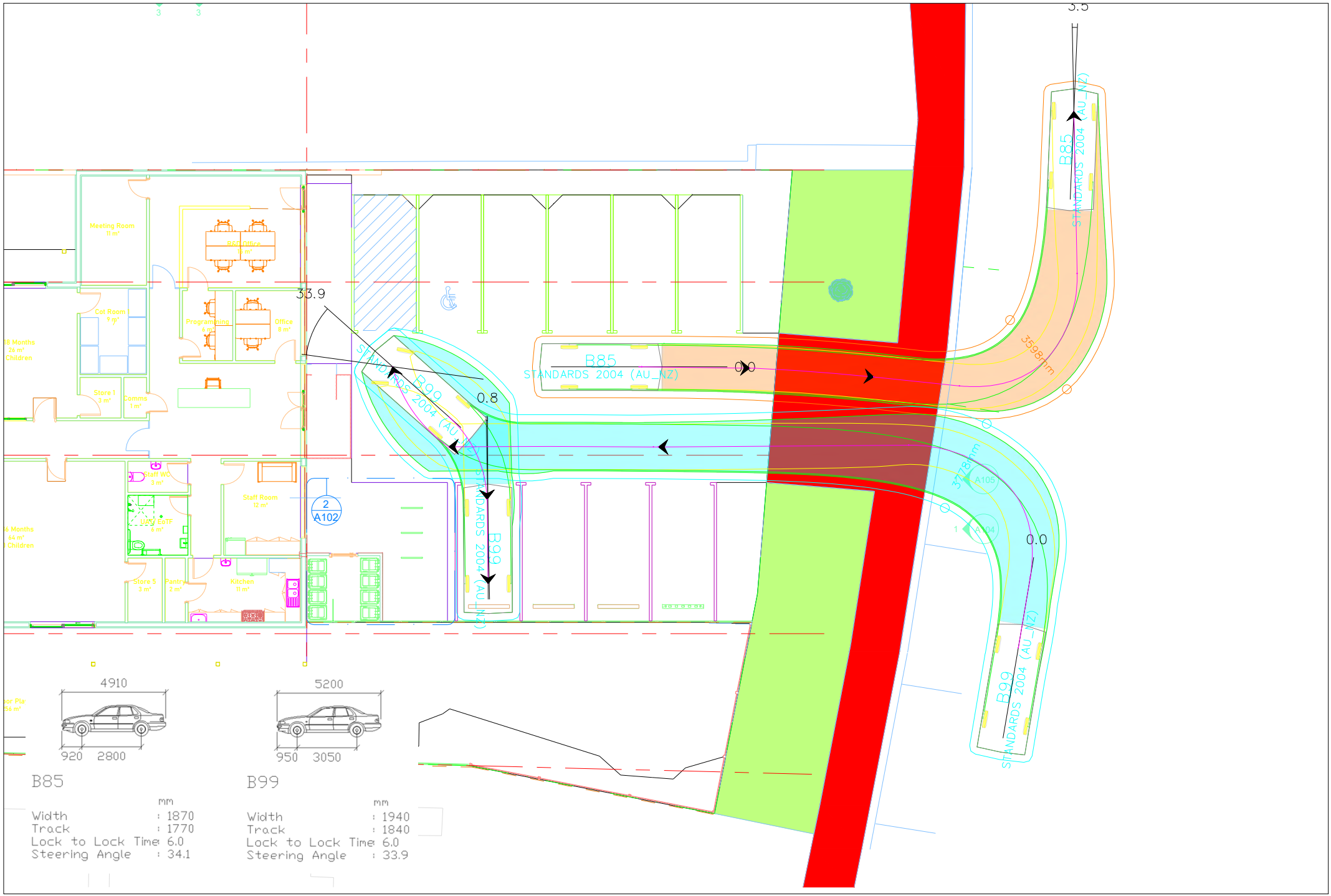
A105	DRAWING TYPE	DATE OF ISSUE	SCALE	REVISION	NORTH POINT	PROJECT LOCATION
	Building Elevations	09/04/2025	1 : 100	C		22 Brodie- Hall Drive, Bentley WA 6102

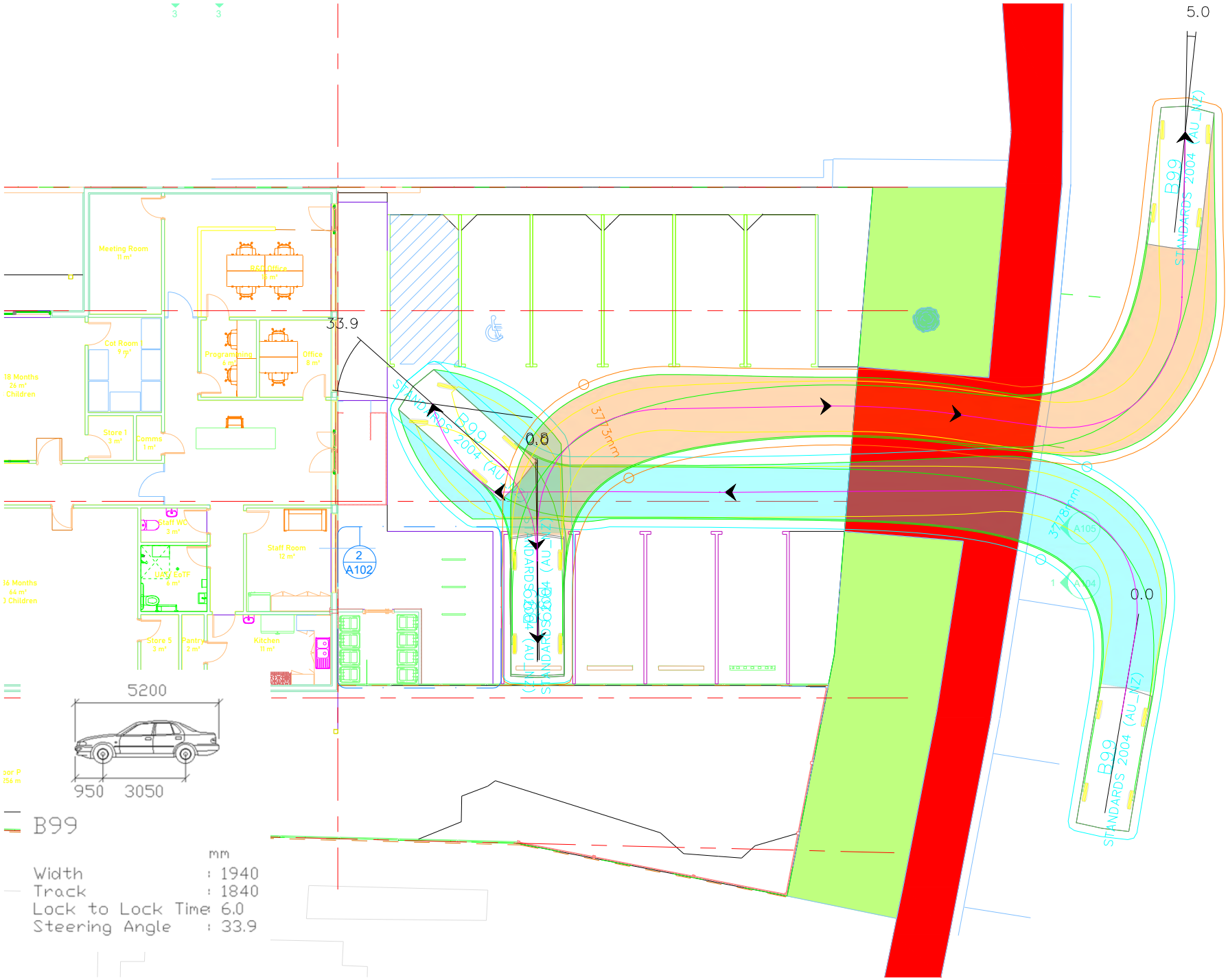
BLOOM ARCHITECTURE

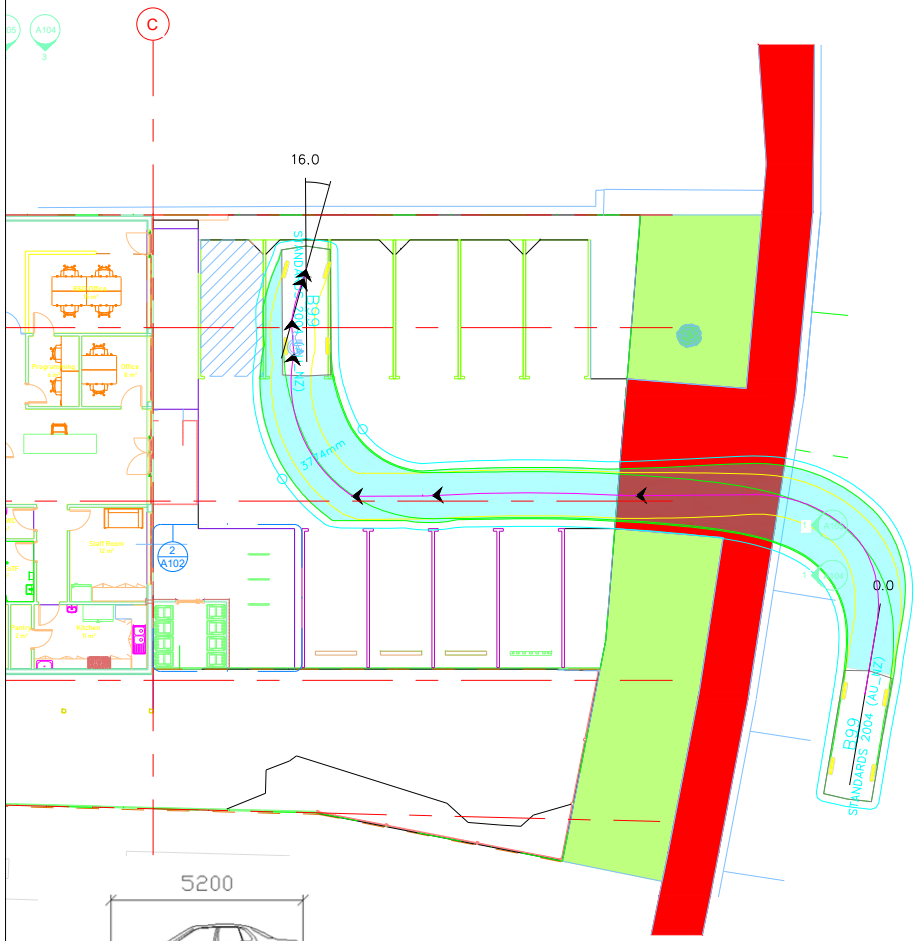
Appendix C

SWEPT PATHS



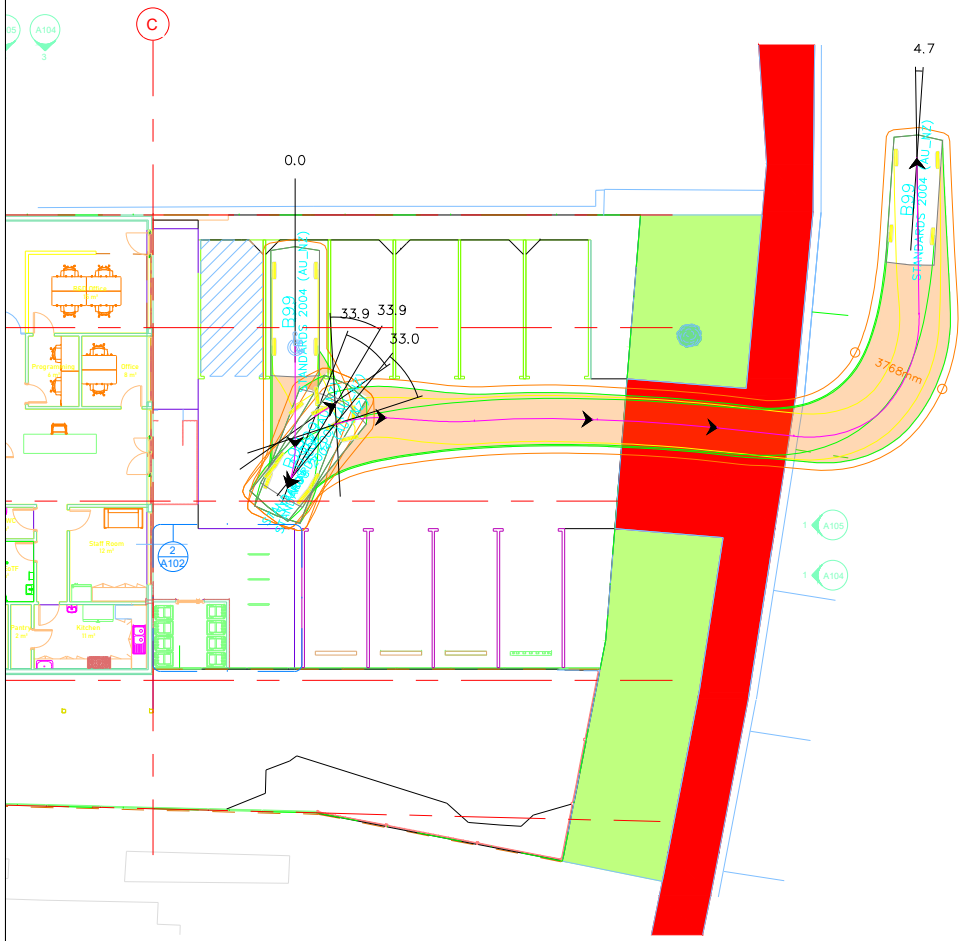

Meeting Room
11 m²
Cot Room
9 m²
Programming
6 m²
Office
8 m²
Store 1
3 m²
Comms
1 m²
Staff WC
3 m²
Staff Room
12 m²
UAV EoTF
6 m²
Store 5
3 m²
Pantry
2 m²
Kitchen
11 m²
2
A102
33.9
0.8
0.0
B85
STANDARDS 2004 (AU_NZ)
B99
STANDARDS 2004 (AU_NZ)
3598mm
3728mm
A105
A104
3.5
4910
920
2800
5200
950
3050
B85
mm
Width : 1870
Track : 1770
Lock to Lock Time 6.0
Steering Angle : 34.1
B99
mm
Width : 1940
Track : 1840
Lock to Lock Time 6.0
Steering Angle : 33.9


5.0
33.9
0.6
0.0
Meeting Room
11 m²
Cot Room
9 m²
Programming
6 m²
Office
8 m²
Store 1
3 m²
Comms
1 m²
Staff WC
3 m²
Staff Room
12 m²
Store 5
3 m²
Pantry
2 m²
Kitchen
11 m²
2
A102
A105
A104
B99
STANDARDS 2004 (AU_NZ)
5200
950
3050
B99
mm
Width : 1940
Track : 1840
Lock to Lock Time 6.0
Steering Angle : 33.9



B99

	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



www.ptgconsulting.com.au

ATTACHMENT 6: APPLICANT PLANNING REPORT - AMENDED DATE RECEIVED 4 JULY 2025

PLANNING REPORT

PROPOSED RESEARCH & DEVELOPMENT CHILD CARE PREMISES

LOT 2 (#22) BRODIE-HALL DRIVE, BENTLEY

AMENDED APPLICATION TO TOWN OF VICTORIA PARK / METRO INNER DAP

2 JULY 2025

Hidding.
URBAN PLANNING

This Planning Report has been prepared by **Hidding Urban Planning** for a proposed Research & Development Child Care Premises at Lot 2 (#22) Brodie-Hall Drive, Bentley

Hidding.
URBAN PLANNING

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DOCUMENT HISTORY & DETAILS

AUTHOR	REVISION	DATE	REVISION TYPE
Nik Hidding	R01	30/12/24	Final
Nik Hidding	R02	07/04/25	Final
Nik Hidding	R03	02/07/25	Final

File No. C2586
Client: Camcodev Pty Ltd
Project: Research & Development Child Care Premises, Bentley
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APPLICATION DETAILS

Table 1: Application Details

Property Location	Lot 2 (#22) Brodie-Hall Drive, Bentley
Applicant	Hidding Urban Planning
Landowner	Pine Ridge Holdings Pty Ltd
Local Government	Town of Victoria Park
Determining Authority	Mero Inner Development Assessment Panel (DAP)
Town of Victoria Park LPS2 Zoning	Special Use No. 1 (SU1)
Proposed Development/Use	Research & Development Child Care Premises
Existing Use	Vacant Land
Total Site Area	1146m^2
Estimated Construction Value	$2,000,000

1.0 INTRODUCTION

Hidding Urban Planning has prepared this Planning Report on behalf of Camcodev Pty Ltd as part of an Application for Development Approval for a proposed Research & Development Child Care Premises at Lot 2 (#22) Brodie-Hall Drive, Bentley (**Subject Land**).

This report provides a detailed description of the proposed use as well as a Town Planning assessment of the proposed development against the relevant State and local Planning framework. The information contained in this report confirms that the proposed development is appropriate for the site and reflects the applicable planning framework.

1.1 DEVELOPMENT ASSESSMENT PANEL (DAP) DETERMINATION

As the anticipated construction cost of the project is **$2 million**, this Application is being lodged as a Development Assessment Panel (**DAP**) application for determination by the Metro Inner Development Assessment Panel.

2.0 SITE DETAILS

2.1 LEGAL DESCRIPTION OF LAND

This development application is made in respect of Lot 2 (#22) Brodie-Hall Drive, Bentley the details of which are provided in **Table 2** below.

Table 2: Legal Description of Land

Lot	Plan	Vol/Folio	Area	Address	Proprietors
2	DP407554	2891/773	1146m^2	22 Brodie-Hall Drive, Bentley	Pine Ridge Holdings Pty Ltd

The Certificate of Title for the subject land is attached at **Annexure 1**.

2.2 SITE DETAILS

The subject land is located within the Bentley Technology Park precinct, which is located only 6km from the Perth CBD. The subject land has a total land area of 1146m^2 and is a vacant portion of land with some car parking infrastructure in the rear part of the site, along with some existing trees.

An Aerial Photograph of the subject site is included at **Figure 1** below**.**

Figure 1: Aerial Photograph (source: Landgate)

3.0 THE PROPOSAL

Development Approval is sought for a single storey Research and Development Child Care Premises on the subject land which will be established as a purpose-built research and development facility incorporating an operational child care centre.

Undertaking research and development in a real-time childcare centre is essential for driving innovation in early childhood education and safety. By conducting research in a live environment, the proponent believes that it can develop an advanced neuroscience-based curriculum tailored to the unique developmental needs of children aged zero to five. Real-time observations and data collection in an integrated and operation childcare premises enables the proponent to refine teaching methodologies, ensuring that learning strategies align with the latest scientific insights on brain development.

Additionally, the proponent is in the process of developing a Real-Time Location System (RTLS) for implementation in an active childcare setting to enable comprehensive testing and optimization, enhancing child safety, staff efficiency, and operational management. Continuous monitoring and real-world feedback assist with the research and development of the RTLS and to fine-tune the system for maximum effectiveness, ensuring a safer and more responsive childcare environment.

This real-time approach to research and development ensures that both curriculum advancements and safety innovations are practical, evidence-based, and seamlessly integrated into daily childcare operations. The proponent believes that leveraging real-world data and insights, will significantly assist in the development of a neuroscience-based curriculum management system that enhances early childhood learning while integrating RTLS technology for superior safety, operational efficiency, and staff coordination. This research and development approach ensures that our software solutions are not only technologically advanced but also practical, scalable, and seamlessly adaptable to real childcare environments, ultimately transforming the industry with smarter, research-driven innovations.

Therefore, the research group has opted to develop their own facility for this purpose.

The proposed Research and Development facility will provide a base to further develop and refine the neuroscience-based curriculum management system and RTLS technology. The proposed Research and Development Child Care facility will facilitate the implementation of the research and development programs being prepared and at the same time provide an important service to the local community.

The Research and Development Child Care Premises has been designed with input from a traffic engineer and acoustic consultant to ensure that the development complies with the relevant requirements.

The Child Care Premises has also been designed to comply with the spatial outdoor and indoor play space requirements per child, as set out in the *Child Care Services Act 2007* and the associated Regulations.

The proposed Research and Development Child Care Premises building façades comprise painted concrete panelling and painted Colorbond awnings and verandahs. The building will appear as a flat roof design (5-degree pitch). The proposed development will present well to the street and will have a high degree of visual appeal through quality finishes, open style fencing and landscaping.

The Development Plans prepared by Bloom Architecture are included at **Annexure 2**.

3.1 LAND USE & OPERATION CONSIDERATIONS

The proposed development is a combined childcare and research facility, embedded within a neuroscience-based research agenda focused on early brain development from birth to age five. This project is not a conventional childcare centre but a research and development premises, aligning with the definition in SU1 of LPS2:

*"Premises used **for research and development activities** for science, technology, **education and research purposes** inclusive of the development, production and assembly of products."* (Our emphasis).

The childcare operations provide the necessary live research environment to observe, measure, and develop innovative educational and developmental tools. These activities are inseparable and mutually dependent. The research outcomes are anticipated to lead to nationally scalable early intervention models.

Primary Purpose is Research:

While the physical area dedicated to the childcare operations may appear dominant, this allocation is instrumental to the research itself. Similar to hospitals used in medical R&D, the facility must accommodate a realistic sample group and environment. This design facilitates:

- Controlled observation and intervention.
- Integration of wearable technology for real-time data tracking.
- Implementation and measurement of neuroscience-informed curricula.

The governance, operation, and educational approach of the centre are wholly contingent on the research protocols. Ceasing research would invalidate the operational model.

While the physical area dedicated to childcare operations appear dominant, as described above, this allocation and operational area is instrumental to the research itself. We submit therefore, that this floorspace is also part and parcel of the R&D function, and submit that the facility is not designed simply or primarily for a child care centre. This is simply not the case.

Proposed Use: Integrated R&D and Childcare:

This application is for a purpose-built, real-time R&D environment operating through a licensed childcare service. The proposal does not involve a separate childcare and research facility. Rather, the research is embedded into the core operation of the centre, which exists to trial, test, and improve:

- Neuroscience-informed early childhood curriculum
- Real-time location systems (RTLS) for enhanced supervision and safety
- Early detection tools for developmental delays
- Technology-enabled reduction of educator workload and paperwork

The childcare service is not ancillary to the R&D, nor is the R&D an accessory to standard care. The two are functionally and operationally one and the same.

The childcare component is not operationally or commercially independent. It:

- Employs specialist staff trained in data gathering and research implementation.
- Operates under a curriculum driven by neuroscience-based hypotheses.
- Functions as a real-world laboratory, not a commercial childcare enterprise.

The childcare activities are embedded within the research use, which is the overarching purpose of the development.

Why the Use is Consistent with Special Use Zoning:

The proposed use aligns with the intent and function of Special Use zoning because:

- It is a live test environment for innovation in early education and child safety
- It supports continuous data collection, evaluation, and refinement of educational tools
- It involves no commercial education institution, no large-scale public visitation, and minimal amenity impact
- It is highly aligned with the Bentley Technology Park and Curtin innovation precinct vision

This is consistent with how other R&D precincts accommodate applied research in health, technology, and education settings (e.g., living labs, trial hospitals, prototype campuses).

Operational Agreement with the Town (Optional Condition):

To provide further certainty, the proponent is prepared to enter into a non-registrable Agreement with the Town of Victoria Park that confirms:

- The primary ongoing use is for research and development in early education.
- The centre will maintain a clear innovation mandate.
- Any significant operational change will be brought back to the Town for review.

This would ensure the site remains consistent with R&D zoning while advancing the State's

strategic goals for early learning, innovation, and child safety. The Agreement can require the provision of Annual Reports verifying the research activities undertaken on the site.

Such an Agreement can be imposed as a Condition of Development Approval. We also submit that such an Agreement responds directly to the Town's legal advice which submitted that the child care centre could operate independently of the R&D function if the R&D function ceases operation. The Agreement would prevent this from occurring, enabling the Town to take enforcement action or cause the use to cease.

Accordingly, this proposal does not undermine the purpose of the intent of R&D zone — it advances it. It represents the next generation of educational and technological research — conducted not in a lab, but in the very environment it is designed to improve.

We respectfully request the Town support this model as a fully compliant and strategically aligned R&D use.

A draft Agreement has been prepared and can be finalised at a later date. An example of the Agreement is included in the Research Report at **Annexure 7**.

Permissibility of Research-Embedded Childcare under SU1 Zoning:

The subject proposal at 22 Brodie-Hall Drive comprises a Research and Development (R&D) premises in which a childcare centre is embedded as a critical component of the ongoing research function. Under Schedule D of the Town of Victoria Park LPS2, childcare premises are permitted on a discretionary basis (D use) only where they are part of an R&D premises.

Legal precedent and planning practice indicate that where the childcare function is demonstrably inseparable from the R&D activities—operationally, architecturally, and programmatically—it may be considered a complementary and integral use. This principle is reflected in multiple approved models nationwide, including UWA, Telethon Kids Institute, and QUT. These are outlined below.

In each precedent:

- The childcare facility was functionally dependent on the research/education framework.
- The research activities were embedded into day-to-day childcare delivery.
- The staffing, design, and data collection processes supported a single, unified land use.

In the present case:

- The childcare centre is designed as a live site for research into neurodevelopment, speech pathology, and occupational therapy.
- R&D professionals are embedded within the daily staffing ratios and conduct real-time data gathering.
- The facility's design includes shared-use spaces for research, observation, and intervention.

Furthermore, we propose to formalise this arrangement through a Research Embedded Childcare

Agreement, which commits the operator to ongoing research activity in partnership with academic and medical experts. This agreement, when submitted alongside development documentation, provides assurance that the childcare use is not a standalone use but part of a holistic R&D facility.

On this basis, we submit that the childcare use at 22 Brodie-Hall Drive satisfies the condition under SU1 zoning to be considered as occurring within Research and Development Premises and should therefore be eligible for approval as a discretionary use.

We are pleased to provide an outline of similar facilities which demonstrate that the two functions are embedded together:

Precedent Summary: Integrated Research and Childcare Facilities

1. UWA Early Learning Centre (Crawley, WA)

- Use: Childcare integrated within the University of Western Australia campus.
- Zoning: Institutional/Educational.
- Key Feature: Research and training component for UWA's psychology and education faculties.
- Outcome: Approved as an ancillary and embedded use within a research-driven educational institution.
- Relevance: Demonstrates how childcare can qualify as part of an overarching research and development purpose.

2. Goodstart Early Learning & Telethon Kids Institute (Perth Children's Hospital)

- Use: Co-located childcare and research facility focused on early childhood development.
- Zoning: Health precinct.
- Key Feature: Research-integrated model with real-time developmental observations.
- Outcome: Approved as a complementary use aligned with the precinct's translational health research mission.
- Relevance: Strong Western Australian example of an R&D-embedded childcare facility.

3. C&K QUT Early Childhood Centre (Kelvin Grove, QLD)

- Use: Childcare embedded in Queensland University of Technology's (QUT's) campus.
- Zoning: Institutional.
- Key Feature: Serves as a research and training site for psychology and education students.
- Outcome: Approved and successfully operating as part of a dual-purpose education/research model.
- Relevance: Shows land use permissibility when childcare is functionally and operationally embedded in R&D.

4. Charles Sturt University Early Learning Centre (Bathurst, NSW)

- Use: Childcare centre operated within the research precinct.
- Zoning: University innovation zone.
- Key Feature: Real-time application and testing of early childhood education research.

- Outcome: Permitted use under research-oriented zoning.
- Relevance: Demonstrates national precedent for embedded educational childcare.

5. Monash Children's Centre (Monash University, VIC)

- Use: Childcare facility integrated into Monash University's education and research precinct.
- Zoning: Research and education precinct.
- Key Feature: Used for teacher training and childhood development research.
- Outcome: Approved due to operational integration with R&D activities.
- Relevance: Reinforces principle of compatibility through co-functionality.

Precedent & Evolution of the Precinct:

We acknowledge that a childcare centre exists at No. 28 Brodie-Hall Drive, located 100m to the south of the subject land. While this approval predates LPS2, it confirms that such uses do not inherently conflict with the character and intent of Technology Park and is able to operate harmoniously with other uses in the precinct.

Further, global innovation precincts increasingly feature integrated facilities (e.g., childcare, recreation, residential) to support researchers and foster cross-disciplinary innovation. This development aligns with the evolution of Technology Park into a modern research ecosystem.

Summary:

The proposed development is a **combined childcare and research facility,** embedded within a neuroscience-based research agenda focused on early brain development from birth to age five. This project is not a conventional childcare centre but a **research and development premises**, aligning with the requirements of SU1.

The childcare operations provide the necessary live research environment to observe, measure, and develop innovative educational and developmental tools. These activities are inseparable and mutually dependent.

Accordingly, given the clarification above, we submit that the land use issue is appropriately addressed and can be considered under the terms of SU1.

3.2 SUPPORTING PLANS & REPORTS

Plans, consultant reports and other supporting information have been prepared to assist in the assessment of this application and these are detailed in **Table 3** below.

Table 3: Supporting Plans & Reports

Consultant	Plan/Document	Annexure
Bloom Architecture	Development Plans	**2**
KDLA	Landscaping Plan	**3**

Urban Forest Care	Arboricultural Impact Assessment Report	**4**
PTG Consulting	Transport Impact Statement (TIS)	**5**
Herring Storer Acoustics	Environmental Acoustic Assessment	**6**
Busy Brains Team	Research & Development Report	**7**

3.3 DEVELOPMENT SUMMARY

The proposed Child Care Premises comprises the following:

- A purpose-built research and development child care centre to test and implement a neuroscience based 0-5 curriculum for the Australian Child Care Industry.
- A single storey development with flat roof design, painted concrete panel walls and painted Colorbond awnings and verandahs.
- Overall building height of 4.80m.
- Boundary setbacks comprising a 4.608m setback to the southern boundary; partial nil setback to northern boundary (together with 3.00m long fire walls extending along the boundary from the nil setback wall), 1.428m setback to western (rear) boundary, and 19.487m front setback to Brodie Hall Drive.
- Operations comprising a maximum of 51 children, with 9 staff members.
- 9 car parking spaces, accessed from a new 6.00m wide crossover to Brodie-Hall Drive.
- Ability for on-street car parking to continue on Brodie-Hall Drive, as currently exists (but amended to take account of new crossover).
- Outdoor play areas comprising a total area of 368m^2.
- 1.80m high open style timber fencing of the outdoor play areas along the street boundary and part way along the southern boundary.
- Consolidated signage area on the wall of the main façade addressing Brodie-Hall Drive to accommodate the signage needs of the operator.
- Enclosed and gated bin storage area (1.80m high) at the south-western corner of the car park, accommodating an appropriate number of bins. The screen of the bin store will match the façade of the building (tiled finish).
- Bicycle parking facilities with roof cover and lighting.
- Landscaping of areas along boundaries including new tree planting as described in the Landscaping Plan.
- Use of skylights in the roof for southern rooms to enable good natural light.

3.4 OPERATION & STAFFING

The daily staffing requirements, based on the age and number of children enrolled, have been calculated at approximately nine staff members. This includes four specialist professionals—in the fields of neuropsychology, speech pathology, and occupational therapy for motor and cognitive

development—who are integral to the day-to-day operation of the centre and are included in the staff ratio calculations.

If any of the four specialist staff take leave of absence , then they would be replaced with casual child care certificate trained staff to meet ECRU regulations.

These experts are not additional staff; they are embedded members of the team providing real-time observation, intervention, and developmental support to the children in care. As such, they do not increase daily parking demand beyond standard childcare staffing requirements.

The proposed Child Care Premises component has been designed to accommodate up to 51 children. All internal and external areas have been properly designed to accommodate 51 children and complies with the Child Care Services Act 2007 and the associated Regulations in respect of minimum indoor and outdoor playing spaces.

The breakdown of age demographics and staffing is as follows:

0-18 months	8 children	2 Staff
18-24 Months	8 Children	2 Staff
24-36 Months	15 Children	3 Staff
+36 Months	20 Children	2 Staff

The hours of operation for both the Research and Development Facility and the Child Care Premises will be 6:30am to 6:30pm, Monday to Friday (excluding Public Holidays). The Child Care Premises will not be open to children on weekends, but the facility may be used by research staff on weekends.

3.5 LANDSCAPING & TREE ASSESSMENT

The proposed development provides 368m^2 of landscaped outdoor play area plus an additional 46m^2 of other landscaped areas around the car park. In total, landscaping and outdoor play spaces represent 36.13% of the site area.

The verge areas will retain their existing landscape and footpath function, and the verge street trees will be retained where possible.

A Landscaping Plan has been prepared by KDLA in support of the proposal (refer **Annexure 3**).

12 new medium trees and 3 small trees are proposed in the landscaped areas, providing opportunity for new canopy cover and beautification of the site.

An Arboricultural Impact Assessment has been prepared by Urban Forest Care in support of the proposal (refer **Annexure 4**). The assessment supports removal of several trees, particularly those of unsuitable species or poor condition, however the inclusion of transplantable trees and a new strategic planting scheme ensures a balanced outcome.

3.6 TRAFFIC, ACCESS & CAR/BICYCLE PARKING

The proposed Child Care Premises has been subject to a detailed traffic assessment in the form of a Transport Impact Statement (**TIS**) prepared by PTG Consulting (refer **Annexure 5**).

The TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016).*

The TIS assesses car parking, service/loading facilities, existing road network, traffic volumes, public transport and pedestrian and cycle facilities.

The findings of the TIS are summarised as follows:

- The level of traffic generation is relatively minimal and will have an insignificant impact on the surrounding road network.
- The provision of 9 car parking bays on-site is sufficient to cater for the parking demand generated by the proposed development, recognising that the use of on-street parking can supplement the proposal.
- The site is well accessible by public transport, with a bus stop 200m away from the site and which is serviced by 4 different bus routes.
- The site has the benefit of existing pedestrian and cycle networks.
- Quality bicycle parking facilities will be provided.

Staffing & Car Parking:

The daily staffing requirements, based on the age and number of children enrolled, have been calculated at approximately nine staff members. This includes four specialist professionals—in the fields of neuropsychology, speech pathology, and occupational therapy for motor and cognitive development—who are integral to the day-to-day operation of the centre and are included in the staff ratio calculations.

If any of the four specialist staff take leave of absence , then they would be replaced with casual child care certificate trained staff to meet ECRU regulations.

These experts are not additional staff; they are embedded members of the team providing real-time observation, intervention, and developmental support to the children in care. As such, they do not increase daily parking demand beyond standard childcare staffing requirements. This particularly point responds directly to the Town's legal advice which raised issue with car parking - *"no allocation of car parking is made exclusively for the R&D staff".* There is no requirement for additional car parking as the experts are embedded into the team.

Additional research and development professionals may occasionally visit the centre for specific observations, which will be scheduled outside of peak drop-off and pick-up times to avoid contributing to traffic congestion or parking pressure.

Furthermore, interdisciplinary project meetings and workshops involving external collaborators will be held on Saturdays, when the childcare centre is not in operation, ensuring that these activities do not overlap with regular centre use or require additional weekday parking.

We believe this integrated model, where R&D supports and enhances educational practice without creating a separate or additional use, is in line with the intent of Bentley Technology Park and the Town's broader vision for innovation-led development.

Bicycle Parking:

Amended plans have been prepared to address the key matters raised in respect of bicycle bays and the design of bicycle parking infrastructure.

The bicycle parking area provides 6 bicycle parking bays (4 short-stay and 2 long-stay, as required), now with appropriate weather cover, and with appropriate lighting and security (security camera system will be installed). The bicycle parking area also now provides opportunities for parking of a wide range of bicycle types, as required by the Town's Policy.

3.7 SIGNAGE

A nominal signage area has been included on the façade of the building facing the internal car park, as shown on the Elevations.

3.8 ACOUSTIC CONSIDERATIONS

As the subject land is in proximity to other businesses, an Environmental Acoustic Assessment (prepared by Herring Storer Acoustics) was prepared to consider if noise sources associated with the proposed Child Care Premises impact upon adjacent properties (refer **Annexure 6**).

The assessment considers the noise impacts associated with outdoor play spaces, air conditioning plant, car doors and indoor child play areas with respect to adjacent properties.

The result of the acoustic assessment demonstrates that the Child Care Premises will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed operating hours.

The facility will not be open to children on weekends.

3.9 RESEARCH & DEVELOPMENT INFORMATION

A Research and Development Flowchart has been prepared to demonstrate how the research will be carried out (by Busy Brains and Guardius) and how it will be implemented in the real-time childcare environment. A Research & Development Report has been prepared by the Busy Brains Team who are leading this project.

The Research and Development Flowchart and the Research & Development Report is included at **Annexure 7**.

The research and development of a neuroscience based 0-5 curriculum will require continual research and adaptation to incorporate new scientific findings and educational practices. The Busy Brain Team's goal is to significantly advance cognitive, language, motor, social and emotional development of Australia's next generation.

4.0 PLANNING ASSESSMENT

4.1 METROPOLITAN REGION SCHEME

The Metropolitan Region Scheme (**MRS**) is the Perth metropolitan area's statutory document governing land use and development. It provides context for local planning schemes, planning decisions and is the instrument for reservation and acquisition of land for regional purposes.

The subject land is zoned "Urban" under MRS as shown in **Figure 2** below. The land is appropriately zoned in the MRS to accommodate the proposed development.

Figure 2: **MRS Zoning Map Extract**

4.2 TOWN OF VICTORIA PARK LOCAL PLANNING SCHEME NO. 2

4.2.1 Zoning & Land Use

The subject land is zoned "Special Use No.1" (SU1) in the Town of Victoria Park Local Planning Scheme No. 2 (**LPS2**) which was gazetted on 18 December 2024 – see **Figure 3**.

Schedule D of LPS2 sets out the special use zones for specified land that are in addition to the zones in the zoning table and the classes of special use that are permissible in that zone, as well as conditions that apply in respect of the special uses.

Special Use No. 1 (SU1) is for the purpose of 'Technology Park, Bentley'.

The Purpose of SU1 as described in Schedule D is as follows:

"The Technology Park Special Use zone shall be promoted and consolidated as a specialised location for research and development activities supported by a mix of complementary uses with regard to the Bentley-Curtin Specialised Activity Centre Plan."

The proposed Research and Development Premises is listed as a “P” Permitted Use and the Child Care Premises is listed as a “D” Discretionary Use in the SU1 zone, as described in Schedule D. The Conditions linked with the “D” Use designation include that “D” uses must be:

(a) Undertaken in research and development premises; or

(b) Consistent with an approved precinct structure plan; or in the absence of an approved precinct structure plan;

(c) On land designated for mixed use in the Bentley-Curtin Specialised Activity Centre Plan.

The use of a Research and Development Child Care Premises as proposed directly aligns with the part (a) described above in that the “D” use must be undertaken in research and development premises. It will be a purpose-built research and development facility for the purpose described in Part 3.1 above and the R&D Report at **Annexure 7.**

The specific functions and land use considerations are comprehensively set out in Part 3.1 of this report, demonstrating that the proposed development/use is entirely appropriate for the site and locality.

Accordingly, the proposed uses, namely Research and Development Child Care Premises are capable of approval in the SU1 zone.

Figure 3: LPS2 Zoning Map Extract

There are no specific development standards or requirements that apply to the Special Use No. 1 zone.

4.2.2 Compatibility of Surrounding Land Uses

In response to matters under the Draft Position Statement (Clause 4.2) and Clause 2.2 of LPP6 regarding the suitability of the location due to perceived proximity to industrial land uses, we provide the following information.

The Town's initial assessment referred to surrounding properties being engaged in activities "consistent with an 'industry – light' use," which are deemed potentially incompatible with a sensitive use such as a childcare facility.

Firstly, as the zoning of the land is Special Use, all land use permissibility is derived from Schedule D of the Town's LPS2. Special Use No. 1 lists "Industry" uses as only being permissible as an Ancillary to a primary research and development use, so land within the Special Use area cannot be totally used for industrial purposes – but must be linked with a primary R&D purpose.

After reviewing the neighbouring properties, we would like to provide the following factual clarifications:

- **West:** The site is directly bounded by the Physiotherapy Association of WA offices, a low-impact, health-focused use that aligns well with community and educational operations.
- **North**: The immediate northern neighbour is Horizon Power's offices, which do not involve manufacturing or emissions and operate as standard commercial premises.
- **South:** AustVolt, located to the south, is an administrative and R&D facility involved in battery storage technologies. Based on our understanding, this site is consistent with typical research tenancy and poses no environmental hazard.
- **East** (~50m): BioCina. The site opposite the subject land is operated by BioCina (merged with NovaCina), located at 15 Brodie Hall Drive. The site is very large, covering 3.5ha. BioCina manufacture a range of biological products using microbial cell-based platforms and specialise in development and manufacturing of recombinant biological therapeutics, including proteins, mRNA and plasmid DNA. BioCina is a manufacturer, but not an environmental polluter with no environmental license required to operate. Whilst BioCina operate on land opposite, directly opposite the subject land is a large staff car parking area only, which causes no impact on the operation of the R&D Child Care Centre. The main operational areas of the facility are located further south on the property, further away from the subject land. As a result, the use of this premises does not comprise an industrial activity and will have no impact on the operation of the proposed R&D Child Care Premises. The proponent met with BioCina's EHS Manager, John Danily, who confirmed in writing:

  "Yes, BioCina is a manufacturer but we are not an environmental polluter. So, no environmental license is required… I can't see how those [licences] would affect your proposal to the council."

  We have provided this correspondence for the Town's reference on a previous occasion.

Given the above, we submit that the proposal does not adjoin or lie within proximity to any land use that produces unacceptable noise, fumes, emissions, or hazardous materials, nor is there evidence of risk to children's health or safety. On the contrary, the surrounding uses are low-intensity, predominantly commercial and R&D, and similar in character to other approved developments in the precinct — including the existing childcare facility at 28 Brodie Hall Drive.

We also submit that the childcare and R&D operations at our centre are intrinsically linked — forming a cohesive research-led early childhood development environment — rather than two disjointed or standalone uses. Our updated documentation and staffing structure reflect this integrated purpose.

We would be happy to provide further evidence or site visit invitations to demonstrate the surrounding context and reassure the Town that this proposal aligns with both the intent of SU1 zoning, Draft Position Statement Locational Criteria and LPP6 location suitability criteria.

4.2.3 Matters to be Considered

Clause 67 - Part 2 - Schedule 2 (**Deemed Provisions**) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) outlines matters to be given due regard by local government when assessing development applications.

Table 4 below provides an assessment against matters relevant to this proposal.

Table 4: Matters to be Considered

Relevant Matters to be Considered	Response
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The proposed use and development is consistent with the aims and provisions of the Town's LPS2 for the following reasons: • The proposal seeks approval for a land use which is capable of approval in the Special Use zone of LPS2 as a "P" and a "D" use. • The proposal is a purpose-built research facility, allowing the research and development programs to be directly applied to the children enrolled in the centre, thereby aligning with the intent of the Technology Park precinct. • The proposed development is in general compliance with the provisions of LPS2. • As set out in part 3.1 of this report, the land use and operation of the facility directly align with the research and development function under Special Use No. 1.

(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report demonstrates the proposed development is in general compliance with the local planning framework applicable to the subject site. The Town's new LPS2 has recently been gazetted, and there is no new proposed local planning scheme or amendment that applies to this application. The WAPC Draft Position Statement is a relevant consideration under this clause. Given our responses under part 4.2.2 of this report, we submit that the proposal is compliant with the relevant provisions of Draft Position Statement – Child Care Premises in respect of location of the proposal relative to surrounding land uses, which we find, are perfectly compatible with the proposed activities on the subject land.
(c) Any approved State Planning Policy	This report demonstrates the proposed development is in compliance with the relevant State Planning Policies.
(d) Any environmental protection policy approved under the Environmental Protection Act 1986 section 31 (d);	This matter is not relevant to this proposal.
(e) Any policy of the Commission	This matter is not relevant to this proposal.
(f) Any policy of the State	This matter is not relevant to this proposal.
(fa) Any local planning strategy for this Scheme endorsed by the Commission	The Town of Victoria Park Local Planning Strategy formulated the preparation of the brand new LPS2. Accordingly, it is considered that the proposed development aligns with the objectives of the Town's Local Planning Strategy.
(g) Any local planning policy for the Scheme area;	This report demonstrates the proposed development is in general compliance with the local planning policies applicable to the subject site.
(h) Any structure plan or local development plan that relates to the development.	This report demonstrates that the proposed development is in general compliance with the Bentley-Curtin Specialised Activity Centre Plan, which envisages development focused on research and innovation, which the proposal will exactly provide.
(i) Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015.	This matter is not relevant to this proposal.
(j) In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.	This matter is not relevant to this proposal as the subject land is not reserved under the Scheme.
(k) The built heritage conservation of any place that is of cultural significance.	This matter is not relevant to this proposal.

(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	This matter is not relevant to this proposal.
(m) The compatibility of the development with its setting, including - *(i) the compatibility of the development with the desired future character of its setting; and* *(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*	The proposed development is entirely compatible with its setting for the following reasons: • The proposed development is suitably located within a Technology Park precinct. • The scale of the development does not impact any adjacent properties. Having regard to the above, the nature of the proposed development is entirely compatible with its surroundings. Given our responses in part 4.2.2 of this report, we submit that the proposal aligns with the desired future character of the precinct, offers a use that aligns with the R&D functions of the Tech Park precinct, and causes no issue on adjacent land in respect of height, bulk, scale, orientation or appearance of the development.
(n) The amenity of the locality including the following – *(i) Environmental impacts of the development;* *(ii) The character of the locality;* *(iii) Social impact of the development;*	<u>Environmental Impacts:</u> The proposed development is not anticipated to result in any adverse environmental impacts. <u>Character of the Locality:</u> The proposed development will not affect the character of the locality. <u>Social Impacts:</u> The proposed development will not have any adverse social impacts on the surrounding locality, but will provide a positive social impact through the creation of jobs through construction and operation of the facility, as well as providing a facility for the benefit of the local community, as well as researching and implementing new education programs which is intended to have a positive social impact.
(o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.	This matter is not relevant to this proposal.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.	Large areas of open space, landscaping and tree planting will be provided on the site, comprising 36.13% of the site area. A Landscaping Plan has been prepared in support of the proposal (**Annexure 3**).
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence landslip, bush fire, soil erosion, land degradation or any other risk.	This matter is not relevant to this proposal.
(r) The suitability of the land for the development taking into account the possible risk to human health or safety.	Safety is a key issue in the development of a child care premises. All care has been taken to design the facility with safety in mind.

(s) The adequacy of – *(i) the proposed means of access to and egress from the site; and* *(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*	As outlined in this Report and the supporting Transport Impact Statement (TIS) prepared by PTG Consulting **(Annexure 5)**, the proposed access arrangements to and from the site are satisfactory. The development has been appropriately designed, including appropriate arrangements for loading, unloading, manoeuvring and parking of vehicles.
(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The Transport Impact Statement **(Annexure 5)** indicates that the proposed development will not have an unacceptable level of impact on the surrounding road network.
(u) the availability and adequacy for the development of the following — *(i) public transport services;* *(ii) public utility services;* *(iii) storage, management and collection of waste;* *(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);* *(v) access by older people and people with disability;*	The Transport Impact Statement **(Annexure 5)** addresses these matters and a Waste Management Plan has previously been prepared to address storage, management and collection of waste. Bicycle Parking has been updated through the assessment process, which now complies with the Town's policy requirements.
(v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses.	No loss of any community service or benefit is expected to occur as a result of the proposed development.
(w) The history of the site where the development is to be located.	No significant historical matter is relevant to this proposal.
(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	The proposed development will have a positive benefit on the community as a whole, as it provides for a new childcare facility with the purpose of researching and implementing new educational programs and a neuroscience based curriculum.
(y) Any submissions received on the application.	The Town can advertise the application for public comment and assess any relevant submission made.
(za) The comments or submissions received from any authority consulted under clause 66.	The Town can refer the application to any authority it considers appropriate, and to assess any relevant submissions/comments made.
(zb) Any other planning consideration the local government considers appropriate.	The Town can determine whether there are any other planning considerations that are relevant.

Having regard to **Table 4** above, the proposal appropriately addresses the relevant matters to be given due regard as set out in the Deemed Provisions.

4.3 BENTLEY-CURTIN SPECIALISED ACTIVITY CENTRE PLAN (2018)

The subject land falls within the Bentley-Curtin Specialised Activity Centre Plan, within the Technology Park precinct.

The Activity Centre Plan is intended to provide a broad overarching vision and framework to further secure Bentley-Curtin as Perth's specialised centre for education and technology. It identifies themed precincts within Bentley-Curtin which reflects existing and anticipated long-term use, character and opportunities. The Activity Centre Plan no doubt informed the preparation of the Town's new Local Planning Scheme No. 2, and the Special Use zoning is reflective of the special nature of the area.

The Activity Centre Plan states that an *"additional mix of uses and services that complement the primary functions will add to the vitality, activity and urban character of the precinct."*

It is considered that the proposed development will add to the mix of uses in the precinct, in a manner which complements the primary function of the precinct, as a research and innovation precinct. Therefore, it is considered that the proposal aligns with the vision for the Technology Park precinct.

The site falls within Area B 'Research and Development' of the Technology Park precinct. Area B is *"suitable for medium intensity redevelopment focused on research and innovation."* The proposal as a purpose-built research centre and integrated child care centre is primarily driven by the desire of the Busy Brains Team to research and develop a new neuroscience curriculum for young children, to innovate the child care industry.

Accordingly, it is considered that the proposed development is consistent with the Activity Centre Plan.

4.4 LOCAL PLANNING POLICIES

4.4.1 Local Planning Policy No. 6 – Family Day Care and Child Care Premises

The Town's *LPP6 – Family Day Care and Child Care Premises* applies to the proposed development and is to be given due regard in the assessment of the application.

The relevant policy requirements in respect of Child Care Premises are assessed in **Table 5** below.

Table 5: Assessment of LPP6 Requirements

LPP6 Provisions	Response
2.2 Location *Child Care Premises should be appropriately located to ensure they meet the needs of children and their families as well as limiting the impact they may have on surrounding activities and vice versa*	The location of the proposed Child Care Premises is suitable in the Technology Park precinct given it will be a purpose-built research and development facility being able to directly apply research outcomes to the children enrolled in the facility. The site is within an established commercial precinct which has specialised businesses and land uses. The proposal therefore will not have any impact on any residential property. The site complies with the locational criteria of the policy including: • Being in an area where adjoining uses are compatible with a child care premises • Being appropriately serviced by public transport • The development is suitable from a traffic engineering/safety perspective • The site is of sufficient size to accommodate the development, which is a smaller child care premises compared to other larger ones in the area. Further, the site is not in any of the locations listed in the policy as being unsuitable for a child care premises, as outlined in Clause 2.2(b). Accordingly, it is considered that the location of the site is suitable and complies with this part of the policy.
2.3 Site Characteristics ***a) Size and Shape of Site*** *i. Sites of sufficient size* *ii. Minimum lot area of 1000m2* ***b) Topography*** *Site should be flat or gently sloping* ***c) Site Contamination*** *Site should not be a contaminated site.*	The subject land is of sufficient size and shape, with an area exceeding the minimum guide of 1000m^2. All buildings and car parking areas and play areas can be sited without impacting on adjoining properties. The site is generally flat with no steep areas. The site is not a contaminated site.
2.4 Design ***a) Building Appearance*** *i. The visual appearance of the development should reflect the character of the area, enhance its amenity and be considered appropriate for regular use by children, with a welcoming and inviting appearance from the street.*	The visual appearance of the development aligns with the surrounding commercial buildings of the area and is considered appropriate for normal use as a child care centre.

ii. The development should be designed having regard for any adopted design guidelines, built form/streetscape policies or other development requirements applicable to the site under the relevant Precinct Plan.	The proposed development complies with the balance of the planning framework applicable to the site.
b) Street Walls and Fencing *i. Fencing and walls visible from the street should be suitably designed to provide appropriate access, privacy, safety and security, whilst maintaining adequate levels of passive surveillance (i.e. open style fencing) and have a visually interesting appearance.*	The proposed street fencing of the outdoor play area will be 1.80m high open style timber-look fencing, allowing passive surveillance to occur whilst maintaining a visually interesting appearance.
c) Fencing to Boundaries with Neighbouring Properties *i. New or upgraded boundary fencing shall be required to be a minimum of 1.80 metres high and is encouraged to be of masonry construction in a colour/finish that complements the development as well as being of comparable colours and materials to any neighbouring residential properties.*	New fencing to side and rear boundaries is proposed as shown on the Elevation Drawings at **Annexure 2** and will comprise 1.80m high Colorbond fencing sited on a limestone retaining wall where required (see Elevation Drawings for details).
d) Location of openings, play areas and other noise sources *Openings to rooms which may create a source for unreasonable noise levels, such as play areas, should be oriented away from adjacent residential properties, and be provided with suitable setbacks.*	No residential property exists on adjacent land. Acoustic maters have been assessed in the Environmental Acoustic Assessment (see **Annexure 6**).
e) Landscaping *i. Where car parking is provided between the building and street alignments, a 1.50 metre wide landscaping strip is to be established.*	A 1.50m – 2.00m wide landscaping strip is proposed between the street boundary and the car parking bays.
ii. The development is to be designed to retain and conserve existing mature trees on the site as well as existing Council verge trees, wherever possible.	The proposal seeks to retain verge trees where possible.
iii. Car parking areas to be landscaped with shade trees at a rate of 1 tree per 4 car parking bays	The car parking area will have shade trees planted (see **Annexure 3**).
f) Signage *A signage strategy identifying the location, size and type of external advertising signage to be installed on the building is to be submitted to Council as part of the development application.*	The plans show the indicative signage area on the main façade of the building, which is the only sign required.

LPP6 Provisions	Response
2.5 Car Parking, Vehicular Access & Traffic	
a) On-site Car Parking and Vehicular Access *Car parking and vehicular access shall be provided and designed in accordance with Council's LPP23 – Parking Policy.*	As set out later in this report, the proposed parking complies with the requirements under LPP23 (noting no minimum parking rates apply).
b) Traffic Generation	
i. Development should only be permitted where it does not negatively impact the function or safety of the adjacent roads or cause undue conflict through the generation of traffic or demand for parking.	The proposal will not impact the function or safety of the road network. The TIS prepared for the application (**Annexure 5**) demonstrates this.
iii. A Transport Impact Statement should be prepared as part of the development application.	A TIS has been prepared – see **Annexure 5**.
2.6 Noise Impacts	
a) General Design & Layout Considerations *Child care premises should be appropriately designed and operated to minimise the noise impact it may have on adjacent properties, and also limit the impact noise from external sources may have on the child care premises.*	The development has been appropriately designed with input from an Acoustic Consultant – see **Annexure 6**.

In reviewing the above assessment, it is considered that the proposal complies with the policy requirements of LPP6.

4.4.2 Local Planning Policy No. 23 – Bicycle Parking, Car Parking and Access for Non-Residential Development

At its meeting on 17 September 2024, Council resolved to adopt a revised *LPP23 – Bicycle Parking, Car Parking and Access for Non-Residential Development* and it has taken effect from 26 September 2024.

LPP23 applies to all buildings developed for non-residential purposes.

LPP23 advises that there are no minimum or maximum car parking rates for all land uses. Discussion with officers of the Town confirm that proponents are to justify the car parking numbers proposed for new developments.

In response to the Town's request for further information, the car parking area has been redesigned to ensure it is not prominently visible from the street, with more landscaping and proposed new tree planting. The crossover has also been adjusted, now perpendicular to the street.

A total of nine (9) car parking bays are provided on site; 4 of those bays will be allocated for staff only, whilst the other 5 bays will be available for parents to use during pick-up/drop-off times. Part

time staff will also be able to use some of these bays outside of the peak pick-up/drop off times.

The proposed nine (9) car parking bays, supplemented by existing on-street car parking on Brodie-Hall Drive, is considered to be adequate for the specific type of Child Care Premises being proposed. There is parking justification provided in the TIS (see **Annexure 5**).

Bicycle parking is provided in proximity to the entry to the building in a safe location (amended from previous location) together with roof cover.

4.4.3 Local Planning Policy No. 29 – Public Art Private Developer Contribution

The Town's LPP29 – Public Art Private Developer Contribution applies to the proposed development, as the application involves a development with an estimated development cost of $2,000,000 or more.

The approval of any application for development approval is subject to a requirement for the provision of public art to the value of one percent (1%), to either be provided as public art, or as a cash contribution.

It is expected in this circumstance, that a condition would be imposed on the development approval requiring a cash contribution.

4.4.4 Local Planning Policy No. 39 – Tree Planting & Retention

LPP39 outlines the requirements for the provision of planting and retention of trees on private land and the street verge associated with the development of land in the Town. This policy aims to deliver outcomes consistent with the Town's Urban Forest Strategy and Strategic Community Plan. The fundamental intent of the policy is to increase tree density and canopy cover to benefit residents and the Town's urban ecosystems.

As set out previously in this report, an Arboricultural Impact Assessment Report has been completed to assess the existing trees which are proposed to be removed, and a Landscaping Plan has been developed to identify new landscaping areas and planting of small and medium trees.

4.5 STATE PLANNING POLICIES

4.5.1 State Planning Strategy 2050 and other aligned Strategies

The *State Planning Strategy* provides a state-wide context and basis for the integration and coordination of land use planning and development across the state, regional and local jurisdictions. Elements of direct relevance to Bentley-Curtin include identification of science, technology, innovation and research as important contributors to the State becoming globally competitive in a knowledge-based economy.

The proposed development strongly aligns with key objectives of the State Planning Strategy 2050, particularly in the areas of innovation, education, and community wellbeing. By embedding neuroscience-led research within a real-world early learning environment, the facility directly

supports the Strategy's goal to drive knowledge-based economic development and deliver long-term social value.

Additionally, the proposal complements the WA Government's Early Years Strategy, which prioritises improved outcomes for children aged 0–5 through better integration of early learning, health, and family services. The research generated at this site will contribute to scalable, evidence-based models that support early intervention and reduce developmental vulnerability across the State.

Importantly, the centre is fully aligned with the vision for the Curtin Innovation Precinct and Bentley Technology Park, which seeks to attract pioneering, translational research facilities. As a hybrid R&D-childcare model, this proposal adds a unique and nationally significant capability to the precinct — supporting innovation not just in technology, but in human development and education.

4.5.2 SPP 4.2 – Activity Centres

A range of land uses that complement Bentley-Curtin's primary activities as a Specialised Centre under *SPP4.2 – Activity Centres* are encouraged as long as they do not detract from other centres in the hierarchy. Bentley-Curtin has the potential for development of a range of complementary commercial activities, particularly knowledge-based businesses, research and development facilities, increased residential population and other services.

The proposal is considered to align with the intent of SPP4.2 given the Specialised Centre designation.

4.5.3 SPP 7.0 – Design of the Built Environment

Table 6 below provides a response to the Design Principles *of SPP7.0 - Design of the Built Environment* (**SPP7.0**).

Table 6: Assessment of Design Principles of SPP7.0

SPP 7.0 Design Principles	Response
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 Child Care Premises has been designed as a modern building with a neutral colour scheme, set back from Brodie-Hall Drive a similar distance to the two adjacent buildings. The existing building to the north of the subject land comprises a 2-3 storey office building which has grey colours and rectangular windows, with a foreground of landscaped verge with street trees and a front car park, as shown below. 

	The existing building to the south of the subject land comprises a two-storey medical building which has a textured terracotta coloured façade with pitched roof and a triangular glass roof area, as shown below. 
2. Landscape quality *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*	A valuable aspect in a child's early development is the connection with the natural environment and the relationship with an outdoor play area. The proposed outdoor play areas form a fundamental part of the Child Care Premises. The landscaping areas will include areas for planting of trees and shrubs. Landscaping areas and new tree planting will also occur around the car parking area and building.
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 built form, scale and height of the proposed development is appropriate to its setting and appropriate for the development type.
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 life-cycle.*	From a functionality perspective, the proposed development is fit for purpose.
5. Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*	The proposed building has been designed to support solar panels on the roof and this is intended to ensure sustainable electricity consumption. The proposed car park will be constructed using recycled asphalt or similar product. The rooms have been designed with large windows for the purpose of natural light and natural ventilation, and the internal play areas have been sited to optimise solar access where possible. The building will have verandahs and awnings to assist with shielding harsh sun in the summer months and providing cover during periods of rain.

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 proposed development will contribute to the variety of attractive uses and activities in the area. The proposed building will also contribute to an attractive streetscape. Glazing is also featured on all facades to provide natural light for the facility while also contributing to passive surveillance. Skylights are proposed for southern rooms to enable more natural light.
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.*	Access to the building and car park will be clearly identifiable. Similarly, access through the building is legible.
8. Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*	The building design maximises opportunities for casual surveillance over the adjacent roads through the use of the proposed open car park, large window areas on the building, and access points (pedestrian and vehicular) and open fencing along the street boundaries. The implementation of safety measures into the design of the centre is a high priority. All outdoor play areas will be suitably fenced and gated, with open fencing to street boundaries to enhance passive surveillance.
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 development is specifically designed for the benefit of the local community and will provide a much-need service to the local area. People from the suburb will be able to interact with each other as they share the experience of bringing their children to the centre for early learning development. This development is a well-placed addition which will add to the diversity and choice of child care centres in the locality, and puts less pressure on other facilities in the wider area.
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.*	Considerable effort has been put into the design of the facility to ensure that it presents aesthetically and results in an attractive and inviting building that has interesting design elements and neutral colours. Overall, it is considered that the proposed development provides a positive contribution to the visual amenity of the streetscapes.

As a result, it is considered that the proposed development complies with the Design Principles of SPP7.0.

4.6 WAPC DRAFT POSITION STATEMENT: CHILD CARE PREMISES

The Draft Position Statement: Child Care Premises was prepared by the WAPC in November 2022 and advertised during early 2023. The Draft Position is a relevant consideration under Clause 67 of the Deemed Provisions.

The Draft Position Statement was prepared to provide a more consistent policy approach to the planning for child care premises in Western Australia, in order to deliver key improvements to the location and operation of child care operations. The key objectives of the Draft Position Statement have been assessed in **Table 7** below:

Table 7: Assessment of Draft Position Statement Objectives

Objective	Response
Encourage the co-location of child care premises on scheme reserves (intended for community and educational uses) and mixed commercial type zones	The proposed development will be located on land which is zoned "Special Use" under the Town's Local Planning Scheme No. 2. The uses are capable of approval in the Special Use zone. The proposed Child Care Premises should be distinguished from a normal Child Care Premises, as this proposal will include research and development team researching and implementing new programs and a neuroscience based curriculum. It is entirely appropriate to be located within the Special Use No. 1 in Curtin's Technology Park for this reason. Accordingly, it is considered to be an appropriate location for the proposed Child Care Premises.
Locate child care premises where they are compatible with and complementary to residential land use and the road network.	The proposed development will be complementary to the existing and desired future amenity of the area and will have no impact on residential properties or the existing road network.
Ensure child care premises do not have a detrimental impact on the amenity of the adjoining residents and the locality	The acoustic report provided with the application demonstrates the proposed development will have minimal the amenity of the adjoining properties and the broader locality. It should be noted that there are no residential properties on adjacent land or in the immediate locality, as the area is zoned for Special Use activities.
Minimise any detrimental impact that surrounding land uses may have on a child care premises	The surrounding land uses including offices and research facilities which will not impact the proposed child care premises.
Ensure child care premises are appropriately designed to ensure the health and safety of children attending the early childhood education and care service.	The design of the premises will ensure the health and safety of all children. The research into new curriculum and programs is aimed at improving the development of young children.

It is considered that the proposed Child Care Premises complies with the objectives and relevant standards of the Draft Position Statement.

5.0 CONCLUSION

Hidding Urban Planning seeks Development Approval for a proposed Research & Development Child Care Premises at Lot 2 (#22) Brodie-Hall Drive, Bentley.

In summary, the proposed development warrants approval for the following reasons:

- The proposed development is compliant with the development standards and requirements of the Town of Victoria Park Local Planning Scheme No. 2 (LPS2).
- The proposed Research and Development Child Care Premises uses are uses capable of approval (as a "P" and "D" Discretionary uses) in the "Special Use" zone under LPS2.
- The proposal as a purpose-built research facility and child care centre aligns with the Technology Park requirements under the Special Use zone as well as the Bentley-Curtin Specialised Activity Centre Plan and aims to provide innovative outcomes for the educational and child care industry.
- The proposed development complies with the relevant provisions of the Town's Local Planning Policies that are applicable to the proposal.
- The proposed development complies with the relevant State Planning Policies that are applicable to the site/development.
- The proposed development is supported by a range of expert technical reports, demonstrating that all relevant technical issues have been considered and addressed.

Having regard to the above, the proposed Research & Development Child Care Premises should be supported and approved.

For these reasons, and in light of the assessment contained within this report, we respectfully request that the Town of Victoria Park have regard to the considerable merits and broader benefits of the proposal when undertaking its assessment of the application, and to recommend approval to the Metro Inner DAP subject to reasonable conditions.

Hidding.
URBAN PLANNING

0424 651 513
PO Box 920 Subiaco WA 6904
hidding.com.au

ANNEXURES

ANNEXURE 1

CERTIFICATE OF TITLE

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2891	**773**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 2 ON DEPOSITED PLAN 407554

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PINE RIDGE HOLDINGS PTY LTD OF 34 BILLYARD AVENUE WAHROONGA NSW 2076
(AF N196903) REGISTERED 8/12/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H400022 RESTRICTIVE COVENANT BURDEN REGISTERED 24/3/2000.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP407554
PREVIOUS TITLE:	1764-574
PROPERTY STREET ADDRESS:	22 BRODIE-HALL DR, BENTLEY.
LOCAL GOVERNMENT AUTHORITY:	TOWN OF VICTORIA PARK

ANNEXURE 2

DEVELOPMENT PLANS

ANNEXURE 3

LANDSCAPING PLAN

ANNEXURE 4

ARBORICULTURAL IMPACT ASSESSMENT

ANNEXURE 5

TRANSPORT IMPACT STATEMENT

ANNEXURE 6

ENVIRONMENTAL NOISE ASSESSMENT

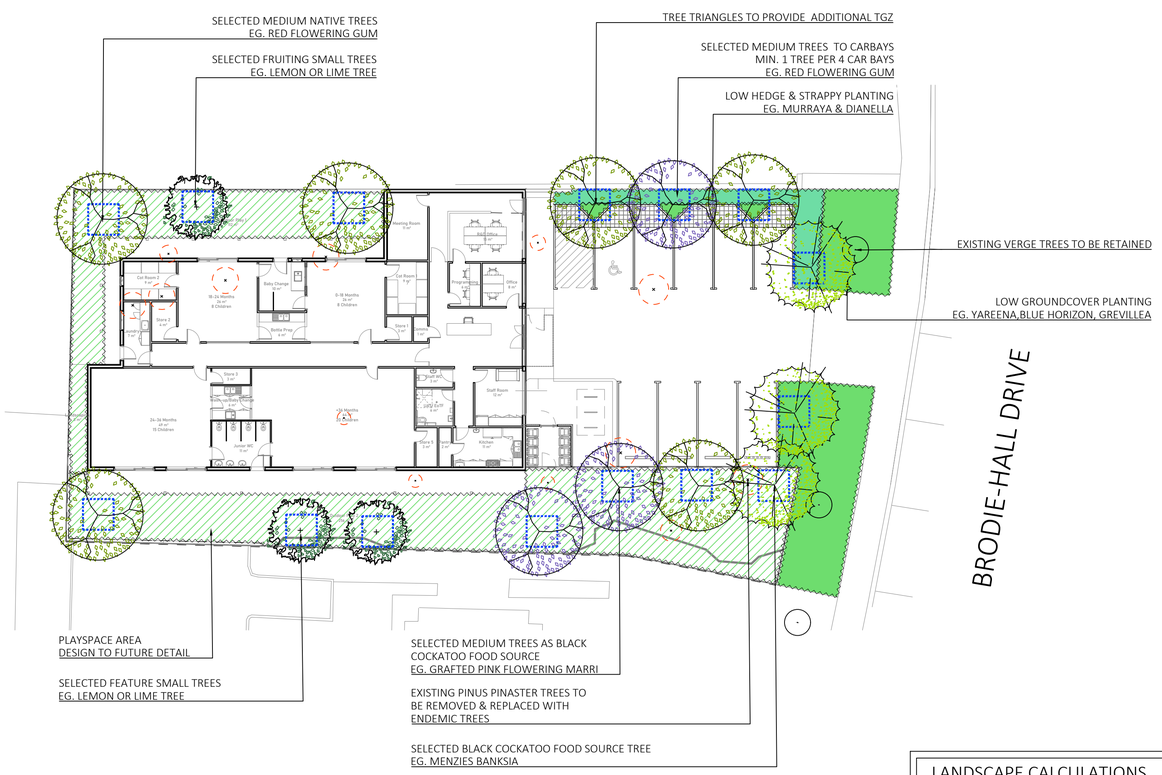
ANNEXURE 7

RESEARCH & DEVELOPMENT FLOWCHART
and
RESEARCH & DEVELOPMENT REPORT

ATTACHMENT 7: LANDSCAPING PLAN - AMENDED DATE RECEIVED 4 JULY 2025

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

REV	DATE	DWN	APP	DESCRIPTION
A	31.01.25	ALC	KD	LANDSCAPE CONCEPT PLAN
B	24.04.25	ALC	KD	LANDSCAPE CONCEPT PLAN- UPDATED



LANDSCAPE CALCULATIONS
SITE AREA
Total site area = 1146m2
CANOPY COVER
Proposed Medium Trees (6 canopy) x 12 = 339.6m2
Proposed Small Trees (4m canopy) x 3 = 37.8m2
Total Canopy Cover = 377.4m2 (32.9% of site)

NEW TREES PROPOSED WITH CONSIDERATION OF TOWN OF VICTORIA PARK LANDSCAPING & LOCAL PLANNING POLICY NO.39

NATIVE TREES SELECTED FROM "LEAFY STREETS TREE SELECTION GUIDE 2024 TOWN OF VICTORIA PARK" DOCUMENTATION

ALL TREE GROWTH ZONES AREA MEETING MINIMUM REQUIREMENTS AS PER LPP 39

TREE IMAGES


BANmen


CORcal


CITlat


CITlim


CORfic

PLANTING IMAGES


SYZora


DIAeme


DIAbla


EREblu


GREgin


MYOpar

PLANTING SCHEDULE

Symbol	Species	Common Name	Quantities	Size
Trees:				
BANmen	Banksia menziesii	Menzies' Banksia	As Shown	100L
CITlat	Citrus latifolia	Persian Lime	As Shown	100L
CITlim	Citrus limon 'Eureka'	Eureka Lemon	As Shown	100L
CORexi	Corymbia calophylla rosea (grafted)	Marri (pink flowering)	As Shown	100L
CORfic	Corymbia ficifolia (grafted)	WA Red Flowering Gum	As Shown	100L
Strappy and Groundcovers:				
ADEcun	Adenanthos cuneatus	Coral Carpet	3/m2	140mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
EREblu	Eremophila 'Blue Horizon'	Blue Horizon	3/m2	140mm
FICnod	Ficinia nodosa	Knobby Club Rush	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	3/m2	140mm
HIBsca	Hibbertia scandens	Snake Vine	3/m2	140mm
KENpro	Kennedia prostrata	Running Postman	3/m2	140mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m2	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
SYZora	Syzygium 'Orange Twist'	Lilly Pilly	3/m2	200mm

LEGEND

TREES

EXISTING TREES
TO BE REMOVED

EXISTING TREES
TO BE RETAINED

SELECTED MEDIUM TREES
(BLACK COCKATOO FOOD SOURCE)
EG. MENZIES BANKSIA
CANOPY: 6m

SELECTED MEDIUM TREES
(BLACK COCKATOO FOOD SOURCE)
EG. PINK FLOWERING MARRI (GRAFTED)
CANOPY: 6m

SELECTED MEDIUM TREES
(BLACK COCKATOO FOOD SOURCE)
EG. RED FLOWERING GUM
CANOPY: 6m

SELECTED SMALL TREES
EG. LEMON OR LIME TREE
CANOPY: 4m

PLANTING

PLAYSPACE AREA
TO FUTURE DETAIL

PLANTING TYPE 01
LOW GROUNDCOVER PLANTING

PLANTING TYPE 01
MIXED STRAPPY PLANTING

MISC

PERMEABLE PAVING
TYPE TBC

MINIMUM TREE GROWTH ZONES
2x2m (LLP 39)

NOTES

1. GENERAL

1.1 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
1.2 THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS AND PROJECT SPECIFICATIONS.
1.3 FOR ALL FINISHED LEVELS, DRAINAGE DESIGN AND WATER CONNECTION POINTS REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
1.4 PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.

2. SOIL PREPARATION

2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
2.4 ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.

3.PLANTING

3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
3.3 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
3.4 REFER TO PLANTING PLAN FOR SPECIES AND SIZES.
3.5 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
3.6 IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
3.7 PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.

4. IRRIGATION

4.1 PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
4.2 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300kPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
4.3 CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
4.4 SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
4.5 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
4.6 PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).

kdla kelsie davies landscape architecture
Karrinyup WA 6018
mob: 0450 965 569
email: kelsie@kdla.com.au

DEVELOPMENT APPROVAL

JOB No. 0521 PAGE 101 REV B

1:200 0 1 2 4 6 10 20m

BRODIE-HALL DRIVE EARLY LEARNING CENTRE
LANDSCAPE CONCEPT PLAN
LAND DEVELOPMENT
22 BRODIE-HALL DRIVE, BENTLEY

H:\Shared drives\KDLA Design\0521 Brodie Hall Childcare_Land Development\01. CAD Design\0521-BRO-KD_B.dwg

ATTACHMENT 8: ARBORCULTURAL REPORT – AMENDED DATE RECEIVED 29 APRIL 2025

URBAN FOREST CARE
Your Tree Care Specialists

Arboricultural Impact Assessment Report

Report Number: #29863
Date of Assessment: Friday, 28th March 2025

Client: [redacted]

Contact Person: [redacted]
Contact Mobile: [redacted]
Contact Email: [redacted]
Site Address: 22 Brodie-Hall Drive, Bentley WA 6102

Prepared by: Urban Forest Care Pty Ltd
Consulting Arborist: [redacted]
Email: [redacted]

Reviewed by: [redacted]

Table of Contents

1. Summary

This Arboricultural Impact Assessment was commissioned to inform a Development Application for a proposed childcare centre at 22 Brodie Hall Drive, Bentley. It has been prepared in accordance with the City of East Victoria Park's Local Planning Policy No. 39 – Tree Planting and Retention.

Seventeen trees were assessed in total, including *Pinus pinaster, Liquidambar styraciflua, Jacaranda mimosifolia, Pyrus calleryana, and Platanus × acerifolia*. Several *Pinus pinaster* specimens exhibit good structure and long useful life expectancy, while other trees, including juvenile *Liquidambar* and *Jacaranda*, were identified as either dead or in poor condition.

This report references development and landscape plans provided by the Client, identifying which trees are likely to be impacted. Where possible, trees in good health located outside primary construction zones have been recommended for retention. In response to client direction, potential transplanting opportunities have also been identified for several deciduous species in good condition.

Tree retention and replanting measures outlined in this report will ensure compliance with LPP 39, with the development exceeding the minimum canopy cover requirements through a combination of retained trees and new plantings.

The report provides clear guidance on which trees should be removed, which may be retained or relocated, and outlines the steps required to manage urban canopy objectives while enabling the proposed development to proceed.

2. Background

Urban Forest Care was engaged to undertake an Arboricultural Impact Assessment for the proposed childcare development located at 22 Brodie Hall Drive, Bentley. This assessment supports the client's Development Assessment Application to the City of East Victoria Park and is prepared in accordance with Local Planning Policy No. 39 – *Tree Planting and Retention*.

Seventeen trees were identified and assessed on-site, encompassing a variety of exotic species such as *Pinus pinaster*, *Liquidambar styraciflua*, *Jacaranda mimosifolia*, *Pyrus calleryana*, and *Platanus × acerifolia*. The assessment includes an evaluation of tree condition, structure, life expectancy, retention potential, and impacts associated with the proposed development.

3. Project Brief

The purpose of this report is to provide an objective assessment of existing tree assets within the subject site boundary and their interaction with the proposed development. The assessment aims to:

- Support the Development Assessment Application with clear Arboricultural data;
- Provide retention and removal recommendations based on tree health, structure, and site design;
- Identify potential transplanting opportunities for suitable trees in response to client direction; and
- Assess the site's compliance with LPP 39 canopy cover requirements.

4. Method

Tree data was collected during a detailed site inspection by qualified arborists. Each tree was individually assessed for species identification, height, diameter at breast height (DBH), canopy spread, health condition, structural integrity, age class, and useful life expectancy (ULE). Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) were calculated where applicable in accordance with AS 4970–2009 (Protection of Trees on Development Sites).

The assessment also reviewed development and landscaping plans provided by the applicant to determine likely impacts and opportunities for retention or mitigation.

5. Assumptions

- Tree measurements were obtained from ground level using visual assessment methods and tools such as measuring tapes and range finders.
- Tree identification was based on visible morphological characteristics present at the time of assessment.
- All site plans and boundaries were assumed to be accurate as supplied by the client or their representatives.
- No excavation or root investigation was undertaken unless otherwise noted.

6. Limitations

- This assessment represents tree conditions at the time of inspection and does not account for changes that may result from seasonal variation, weather events, or construction activities.
- No invasive or diagnostic testing (e.g. tomography, root mapping) was conducted as part of this assessment.
- Subsurface conditions, including soil structure or root architecture, were not verified.
- Tree locations were interpreted based on on-site observations and supporting plans but may be subject to minor positional error.

7. Legislation

This assessment has been undertaken in accordance with the City of East Victoria Park's **Local Planning Policy No. 39 – Tree Planting and Retention**, which requires developments to retain existing trees wherever feasible and achieve a minimum canopy cover equivalent to 30% of the total site area.

Additional guidelines followed in this report include:

- **AS 4970–2009** – *Protection of Trees on Development Sites*
- **AS 4373–2007** – *Pruning of Amenity Trees*

- Arboricultural industry best practices for tree risk assessment, health evaluation, and transplant feasibility.

No trees on-site are listed under State or Commonwealth legislation as protected or significant, nor are they subject to Tree Preservation Orders (TPOs) under the City's current register, to the best of the assessor's knowledge at the time of reporting.

8. Site Details

The subject site is a relatively flat, cleared lot located at 22 Brodie Hall Drive, Bentley, with sparse vegetation and several boundary and centrally positioned trees. Existing hardscape is limited to kerbs and accessways, with no notable infrastructure encroaching on the assessed root zones of retained trees.

Development and landscape concept plans propose a new childcare centre with supporting outdoor spaces, which will impact several trees either due to direct footprint or adjacent construction activity. Proposed canopy replacement plantings include a mix of native and ornamental species suited to urban environments.

***Figure 1**. Google Street View of the property – Image captured November 2024*

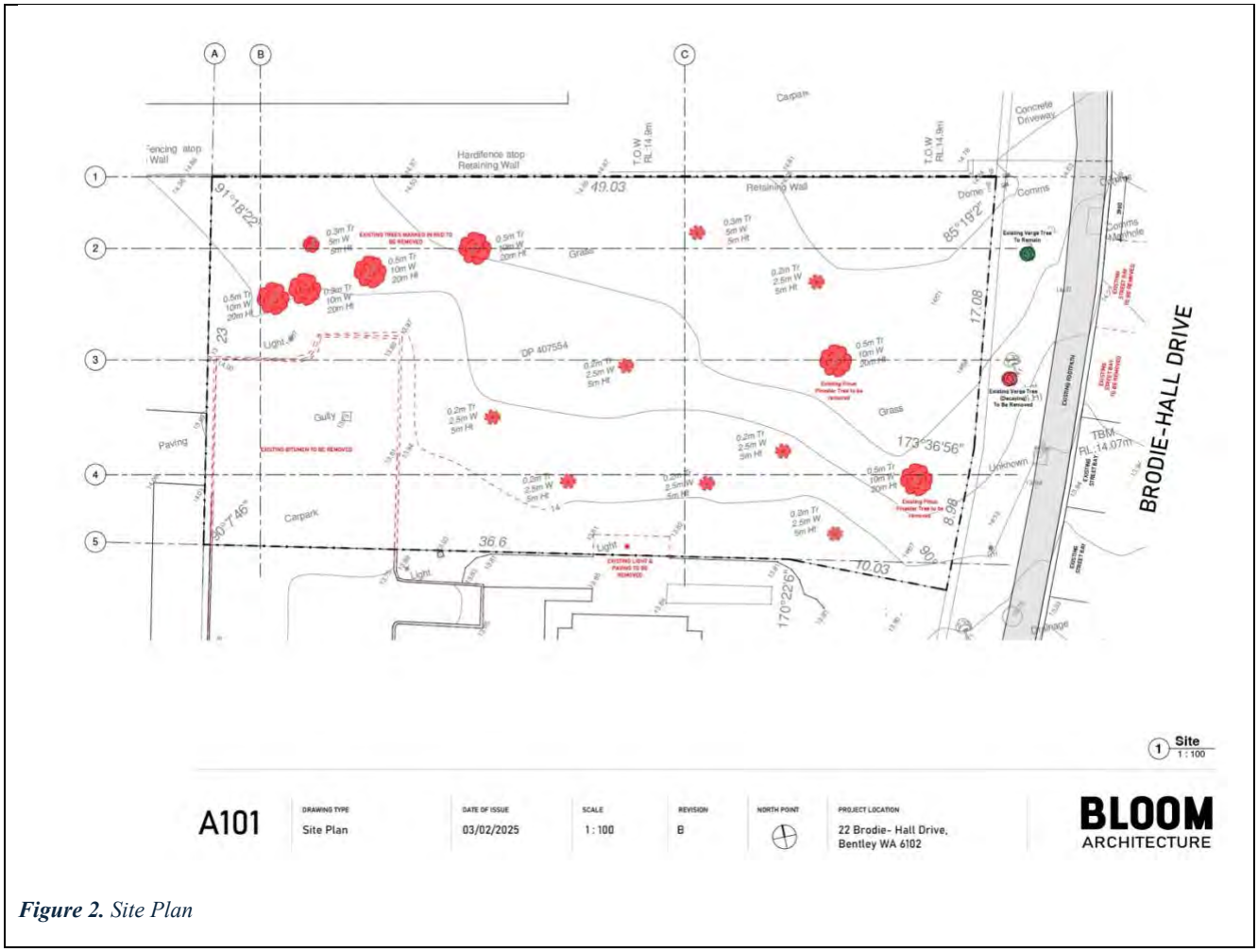


Figure 2. *Site Plan*

9. The Trees

A total of seventeen trees were identified and assessed on-site. All specimens are non-native to the local environment and include the following species: *Pinus pinaster* (Mediterranean Pine), *Liquidambar styraciflua* (Liquidambar), *Jacaranda mimosifolia* (Jacaranda), *Pyrus calleryana* (Ornamental Pear), and *Platanus × acerifolia* (London Plane).

While many of the *Pinus pinaster* specimens were observed to be in good health and structural condition, this species is recognised as an environmental weed in parts of Western Australia. It is known to naturalise readily, displace native vegetation, and contribute little ecological value within urban settings. As such, *Pinus pinaster* is not considered a suitable species for retention under Local Planning Policy No. 39 – Tree Planting and Retention.

Tree ID	Botanical Name	Common Name
#V1	*Liquidambar styraciflua*	Liquidambar
#V2	*Liquidambar styraciflua*	Liquidambar
#1	*Pinus pinaster*	Mediterranean Pine

#2	*Pinus pinaster*	Mediterranean Pine
#3	*Liquidambar styraciflua*	Liquidambar
#4	*Liquidambar styraciflua*	Liquidambar
#5	*Jacaranda mimosifolia*	Jacaranda
#6	*Pyrus calleryana*	Ornamental Pear
#7	*Platanus × acerifolia*	London Plane
#8	*Jacaranda mimosifolia*	Jacaranda
#9	*Pyrus calleryana*	Ornamental Pear
#10	*Jacaranda mimosifolia*	Jacaranda
#11	*Pinus pinaster*	Mediterranean Pine
#12	*Pinus pinaster*	Mediterranean Pine
#13	*Platanus × acerifolia*	London Plane
#14	*Pinus pinaster*	Mediterranean Pine
#15	*Pinus pinaster*	Mediterranean Pine

***Figure 3**. Tree ID and site location*

10. Visual Tree Assessment

A Visual Tree Assessment (VTA) was undertaken for all trees within the subject site. This non-invasive method is an industry-standard approach used to evaluate tree health and structural integrity based on observable characteristics. Each tree was assessed for indicators of vitality, defects, structural stability, and potential hazards.

The assessment considered aspects such as trunk taper, branch attachment, canopy density, presence of deadwood, pest or disease symptoms, and signs of environmental stress. Observations were made from ground level and recorded in accordance with arboricultural best practices. No invasive tools or root investigations were employed as part of this assessment.

The VTA findings form the basis for health ratings, useful life expectancy estimates, and recommendations for retention, removal, or viability of transplanting outlined throughout this report.

Tree ID	Botanical Name	Common Name	Height (m)	DBH (m)	Health	Structure	Age Class	ULE
#V1	*Liquidambar styraciflua*	Liquidambar	2.32	<0.1	Dead	Poor	Juvenile	0 years
#V2	*Liquidambar styraciflua*	Liquidambar	2.81	<0.1	Dead	Poor	Juvenile	0 years
#1	*Pinus pinaster*	Mediterranean Pine	20.86	0.74	Good	Good	Mature	>25 years
#2	*Pinus pinaster*	Mediterranean Pine	24.15	0.67	Good	Good	Mature	>25 years
#3	*Liquidambar styraciflua*	Liquidambar	4.44	<0.1	Dead	Poor	Juvenile	0 years
#4	*Liquidambar styraciflua*	Liquidambar	6.32	0.16	Good	Good	Juvenile	>25 years
#5	*Jacaranda mimosifolia*	Jacaranda	5.55	0.19	Good	Fair	Semi-mature	>25 years
#6	*Pyrus calleryana*	Ornamental Pear	5.02	0.27	Good	Good	Semi-mature	>20 years
#7	*Platanus × acerifolia*	London Plane	9.6	0.31	Good	Good	Semi-mature	>25 years
#8	*Jacaranda mimosifolia*	Jacaranda	5.13	0.12	Fair	Fair	Juvenile	5-15 years
#9	*Pyrus calleryana*	Ornamental Pear	6.2	0.34	Fair	Good	Semi-mature	5-15 years
#10	*Jacaranda mimosifolia*	Jacaranda	8.13	0.21	Good	Good	Semi-mature	>25 years
#11	*Pinus pinaster*	Mediterranean Pine	17.98	0.5	Good	Good	Mature	>25 years
#12	*Pinus pinaster*	Mediterranean Pine	19.51	0.62	Good	Good	Mature	>25 years
#13	*Platanus × acerifolia*	London Plane	9.88	0.24	Good	Good	Semi-mature	>25 years
#14	*Pinus pinaster*	Mediterranean Pine	19.38	0.32	Good	Fair	Semi-mature	<20 years
#15	*Pinus pinaster*	Mediterranean Pine	21.01	0.59	Good	Good	Mature	>25 years

11. Tree Protection and Structural Root Zones (TPZ & SRZ)

In accordance with *AS 4970–2009 Protection of Trees on Development Sites*, Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been calculated for all trees assessed as part of this report. These measurements are critical for guiding development layout, excavation, and construction practices to minimise impacts on tree health and stability.

- The **TPZ** represents the minimum area surrounding a tree that must be protected to sustain its long-term viability.
- The **SRZ** defines the area required to maintain the tree's structural integrity and should not be encroached upon by significant excavation or footings.

TPZs and SRZs were calculated using trunk diameter measurements at 1.4m above ground level (DBH), in line with the formulas provided in the Australian Standard. A summary of TPZ and SRZ radius is provided in the following table:

Tree ID	Botanical Name	Latitude	Longitude	TPZ Radius (m)	SRZ Radius (m)
#1	*Pinus pinaster*	-31.996221	115.892648	17.76	5.84
#2	*Pinus pinaster*	-31.996156	115.892625	16.08	5.6
#4	*Liquidambar styraciflua*	-31.996254	115.892608	4.0	3.08
#5	*Jacaranda mimosifolia*	-31.996217	115.892567	4.56	3.3
#6	*Pyrus calleryana*	-31.996203	115.892526	6.48	3.82
#7	*Platanus × acerifolia*	-31.996069	115.892544	7.44	4.1
#8	*Jacaranda mimosifolia*	-31.996123	115.89247	4.0	3.0
#9	*Pyrus calleryana*	-31.996187	115.892435	8.16	4.34
#10	*Jacaranda mimosifolia*	-31.996147	115.892398	5.04	3.46
#11	*Pinus pinaster*	-31.996062	115.892392	12.0	5.08
#12	*Pinus pinaster*	-31.996072	115.892341	14.88	5.46
#13	*Platanus × acerifolia*	-31.996003	115.89226	5.76	3.66
#14	*Pinus pinaster*	-31.996081	115.892295	7.68	4.08
#15	*Pinus pinaster*	-31.996079	115.892262	14.16	5.34

12. Tree Health & Condition

An assessment of each tree's health and overall condition was conducted to determine its current vitality, structural stability, and long-term viability. This involved evaluating visible indicators such as foliage density and colour, presence of pests or disease, structural form, and signs of stress or decline.

The health rating considers both the physiological state of the tree (e.g. leaf growth, vigour) and its capacity to recover from stress, while the structural rating reflects any observed defects such as leaning, deadwood, basal flare abnormalities, or canopy imbalance.

Observations have been summarised in the accompanying Tree Health and Condition Table, which includes notes on root zone conditions, canopy density, presence of stress symptoms, and estimated useful life expectancy (ULE). These findings inform the recommendations for retention, removal, or transplanting and are critical to evaluating the arboricultural significance of each tree in the context of the proposed development.

Tree ID	Botanical Name	Health	Structure	Pests/Disease	Root Zone	Canopy Density	Signs of Stress	Comments
#V1	*Liquidambar styraciflua*	Dead	Poor	Yes	Poor	Sparse	Yes	Declined, likely due to environmental stresses i.e. extended heat stress, insufficient watering, etc
#V2	*Liquidambar styraciflua*	Dead	Poor	Yes	Poor	Sparse	Yes	Declined, likely due to environmental stresses i.e. extended heat stress, insufficient watering, etc
#1	*Pinus pinaster*	Good	Good	No	Good	Moderate	No	Deadwood present <10%
#2	*Pinus pinaster*	Good	Good	No	Good	Moderate	No	Deadwood present <10%
#3	*Liquidambar styraciflua*	Dead	Poor	Yes	Poor	Sparse	Yes	Declined, likely due to environmental stresses i.e. extended heat stress, insufficient watering, etc
#4	*Liquidambar styraciflua*	Good	Good	No	Good	Dense	No	
#5	*Jacaranda mimosifolia*	Good	Fair	No	Good	Dense	No	Minor deadwood; water-shoots
#6	*Pyrus calleryana*	Good	Good	No	Good	Dense	No	
#7	*Platanus × acerifolia*	Good	Good	No	Good	Dense	No	
#8	*Jacaranda mimosifolia*	Fair	Fair	No	Good	Sparse	Yes	Excessive deadwood throughout canopy >30%
#9	*Pyrus calleryana*	Fair	Good	No	Good	Dense	Yes	Stress growth response – basal and epicormic shooting.
#10	*Jacaranda mimosifolia*	Good	Good	No	Good	Dense	No	
#11	*Pinus pinaster*	Good	Good	No	Good	Moderate	No	Deadwood present <10%
#12	*Pinus pinaster*	Good	Good	No	Good	Moderate	No	Deadwood present <10%
#13	*Platanus × acerifolia*	Good	Good	No	Good	Dense	No	
#14	*Pinus pinaster*	Good	Fair	No	Good	Moderate	No	Canopy encroachment; leaning tree structure; minor deadwood
#15	*Pinus pinaster*	Good	Good	No	Good	Dense	No	Deadwood present <10%

13. Tree Worthy of Retention (TWOR)

In accordance with the City of East Victoria Park's ***Local Planning Policy No. 39 – Tree Planting and Retention***, each assessed tree has been evaluated against the Tree Worthy of Retention (TWOR) criteria. This process assists in identifying trees that should be prioritised for retention due to their potential environmental, aesthetic, or structural value within the context of the site and proposed development.

Under this policy, a tree may be considered worthy of retention if it meets one of the following size-based criteria:

- A trunk diameter of at least 100mm, or 200mm in aggregate (measured at 1.4m above ground); or
- A canopy width of at least 3 metres.

Additionally, the tree must:

- Not be a known environmental weed or unsuitable species for the location; and
- Exhibit signs of health and ongoing viability.

Several *Pinus pinaster* (Mediterranean Pine) specimens on site met the size and health requirements; however, this species is recognised as environmentally unsuitable in Western Australia due to its invasive nature, self-seeding behaviour, and lack of biodiversity value. As such, it does not meet the species suitability criterion for retention under LPP 39.

A summary of the TWOR assessment is provided in the Tree Worthy of Retention Table, outlining each tree's performance against the criteria and providing a clear indication of its retention status (Yes/No). These findings support informed decisions on tree protection and planning compliance for the proposed development.

Tree ID	Botanical Name	Trunk ≥100mm or 200mm aggregate / Canopy ≥3m	Weed/unsuitable species	Healthy + Ongoing viability	Worthy of Retention	Comments
#V1	*Liquidambar styraciflua*	No	No	No	No	Insufficient trunk diameter; Lacks health and/or viability
#V2	*Liquidambar styraciflua*	No	No	No	No	Insufficient trunk diameter; Lacks health and/or viability
#1	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable
#2	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable
#3	*Liquidambar styraciflua*	No	No	No	No	Insufficient trunk diameter; Lacks health and/or viability
#4	*Liquidambar styraciflua*	Yes	No	Yes	Yes	
#5	*Jacaranda mimosifolia*	Yes	No	Yes	Yes	
#6	*Pyrus calleryana*	Yes	No	Yes	Yes	
#7	*Platanus × acerifolia*	Yes	No	Yes	Yes	
#8	*Jacaranda mimosifolia*	Yes	No	No	No	Lacks health and/or viability
#9	*Pyrus calleryana*	Yes	No	No	No	Lacks health and/or viability
#10	*Jacaranda mimosifolia*	Yes	No	Yes	Yes	
#11	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable
#12	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable
#13	*Platanus × acerifolia*	Yes	No	Yes	Yes	
#14	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable
#15	*Pinus pinaster*	Yes	Yes	Yes	No	Species considered environmentally unsuitable

14. Transplanting Suitability Assessment

Several semi-mature deciduous species displayed good transplant potential. These trees offer an opportunity to increase overall retention outcomes if relocated successfully. Transplanting feasibility is subject to seasonal timing, equipment access, and sufficient aftercare.

Tree ID	Botanical Name	Height (m)	DBH (m)	Age Class	Health	Suitability
#4	*Liquidambar styraciflua*	6.32	0.16	Juvenile	Good	Suitable
#5	*Jacaranda mimosifolia*	*5.55*	*0.19*	*Semi-mature*	*Good*	*Suitable*
#6	*Pyrus calleryana*	5.02	0.27	Semi-mature	Good	Suitable
#7	*Platanus × acerifolia*	9.6	0.31	Semi-mature	Good	Suitable (with caution)
#9	*Pyrus calleryana*	6.2	0.34	Semi-mature	Fair	Possible (monitor closely)
#10	*Jacaranda mimosifolia*	8.13	0.21	Semi-mature	Good	Suitable
#13	*Platanus × acerifolia*	9.88	0.24	Semi-mature	Good	Suitable (with caution)

Note: Trees marked "Suitable (with caution)" may require advanced root pruning or support systems due to their current size or structure.

15. Discussion

The arboricultural assessment identified a total of seventeen non-native trees on the subject site, varying in species, age, and condition. While several trees demonstrated good health and structural integrity, others were found to be either in decline or unsuitable for long-term retention.

Pinus pinaster (Mediterranean Pine) specimens were among the most mature on-site; however, their classification as environmentally unsuitable due to invasive characteristics rendered them ineligible for retention under the criteria of LPP 39. Additionally, three juvenile *Liquidambar* and one *Jacaranda* were assessed as dead or in poor condition, supporting their removal.

In contrast, semi-mature deciduous species such as *Jacaranda mimosifolia*, *Pyrus calleryana*, and *Platanus × acerifolia* displayed good form and transplant potential. These trees present an opportunity to increase retention outcomes through relocation strategies and may contribute toward meeting canopy requirements.

TPZ and SRZ calculations were undertaken for all viable trees to inform future design considerations and protect structural root integrity during construction.

16. Recommendations

Establish and maintain Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) for all retained trees throughout site preparation and construction works, in strict accordance with AS 4970–2009.

1. Remove all trees identified as dead, structurally compromised, or environmentally unsuitable (including *Pinus pinaster* and trees #V1, V2, 3, and 8).

2. Retain or transplant semi-mature deciduous trees (#4, 5, 6, 7, 9, 10, 13) where feasible, prioritising retention at boundary locations or within landscape areas.

3. Implement TPZ and SRZ protections for retained trees during site preparation, excavation, and construction in accordance with AS 4970–2009.

4. Incorporate proposed replanting to meet or exceed canopy coverage targets outlined in LPP 39, making use of suitable native and non-invasive species.

17. Conclusion

This report supports the proposed childcare development at 22 Brodie Hall Drive by providing a comprehensive arboricultural assessment of existing site trees and evaluating their retention value in the context of Local Planning Policy No. 39. While removal of several trees is recommended, particularly those of unsuitable species or poor condition, the inclusion of transplantable trees and a strategic planting scheme ensures a balanced outcome.

With careful consideration of TPZs, SRZs, and recommended management actions, the development can proceed with minimal long-term arboricultural impact while aligning with the City's urban greening objectives.

18. Disclaimer

This report is based on a visual ground-level inspection and does not include invasive investigation or subsurface analysis. Tree health may change over time. This report excludes consideration of underground utilities or potential root conflicts unless otherwise stated.

Tree health and structural integrity can change over time due to environmental factors, storm events, pest and disease activity, or undetectable internal defects. This report reflects the observed condition of trees at the time of inspection and should not be relied upon as a guarantee of future performance or safety.

19. Bibliography / References

- Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*
- Australian Standard AS 4373–2007: *Pruning of Amenity Trees*
- City of East Victoria Park – *Local Planning Policy No. 39 – Tree Planting and Retention*
- Western Australian Herbarium – *Florabase Profile: Pinus pinaster*
- Keighery, G. (2013). *Naturalised Weeds of Western Australia*, Plant Protection Quarterly.
- DBCA Weed Species List and Management Guidelines (WA Government)
- Arboricultural industry best practices and internal assessment tools, Urban Forest Care (2024)

ATTACHMENT 9: RESEARCH AND DEVELOPMENT REPORT - AMENDED DATE RECEIVED 4 JULY 2025

Busy Brains Research and Development Childcare Centre

22 Brodie Hall Drive.

Technology Park, Bentley.

This report represents an in-progress research and development initiative. The concepts, systems, and tools described herein are under ongoing development, refinement, and validation. As such, content reflects forward-looking design, aspirational outcomes, and proposed innovations intended for future implementation and piloting.

Table of Contents

1.0 Busy Brains Research and Development Childcare Centre

1.1 Introduction: A New Frontier in Early Childhood Development

From birth to age five, a child's brain is an extraordinary universe of growth, forming approximately 80 billion neurons and trillions of synapses. During this brief but critical window, neural connections develop at a breathtaking pace, over a million every second, laying the foundation for everything from emotional resilience to language, movement, and thinking. These connections are shaped and refined through experience, and unused pathways are pruned away, making early experiences crucial. The brain's plasticity during these years means that the right support at the right time can unlock limitless potential—but missing these moments can have lifelong consequences.

Translating this complex science into everyday early childhood development remains an urgent challenge. Parents and educators alike need accessible, practical tools and guidance to understand and respond to each child's unique developmental path during this fleeting window of opportunity. Without this, vital moments for growth and early intervention are lost.

Busy Brains intends to meet these needs by transforming cutting-edge neuroscience into real-time, personalised support—empowering those who nurture children to give them the best possible start.

This Research and Development will be undertaken at 22 Brodie Hall Drive, Technology Park.

1.2 Parenting and Childcare in the Dark: The Hidden Crisis of Early Childhood Development

In today's fast-paced world, childcare educators and parents are navigating the most important years of their child's development without a clear map. Despite deep love and the best intentions, most educators and parents don't have access to the latest neuroscience that explains what their child's brain needs — and when. The first 1800 days of life are a once-in-a-lifetime opportunity, where over 1 million neural connections form every second, shaping future learning, movement, language, and emotional resilience. But the critical periods for these skills are invisible, and without knowing how to support them in real time, many educators and parents are unknowingly missing the moments that matter most.

Meanwhile, in early childhood education settings across Australia, childcare professionals are working within a system designed for compliance, not brain optimisation. The Early Years Learning Framework (EYLF) promotes play-based learning, but offers limited tools to track, time, and tailor experiences to each child's unique neurodevelopmental trajectory. Educators are time-poor, overwhelmed by ratios and admin, and left to deliver one-size-fits-all programs. As a result, developmental delays often go unnoticed until school, and children's individual strengths or emerging brilliance are rarely identified, stretched, or celebrated.

Busy Brains Research and Development intends to bridge these two worlds, home and childcare, centre — through a unified, neuroscience-powered platform. At the heart of the system will be the Busy Brains Eco Engine, a real-time brain development algorithm tracking a child's growth across emotional, language, motor, and cognitive domains. Supporting this are three integrated tools: the Parenting App, which delivers daily play ideas and brain-based routines personalised to the child's exact age and developmental level; the Educator App, which aligns with EYLF and provides targeted guidance within centre routines; and the Childcare Portal, a secure platform offering real-time developmental insights, milestone tracking, and early intervention alerts. These are powered by the Milestone Navigator, Early Warning Detection System or Support Signal, and Bright Zone Identifier, ensuring every child is supported — and stretched — exactly when it matters most.

These systems will empower the network of adults known as Brain Builders — parents, caregivers, educators, grandparents, and guardians — who support a child's development during the most formative years. Busy Brains will equip Brain Builders with tools, insights, training and real-time guidance, honouring their essential role and enabling them to deliver nurturing, developmentally aligned experiences both at home and in centres.

The research and development undertaken by Busy Brains will result in a cohesive developmental ecosystem that connects parents, educators, and services in one shared mission: giving each child the best possible start. With Busy Brains, the guesswork will disappear. Parents feel confident, educators feel empowered, and children thrive through timely, targeted support during the brain's most active years. And when the time comes to begin formal schooling, each child will receive their own Busy Brains School Ready Report — a comprehensive School Readiness Report detailing progress across emotional, cognitive, language, and motor domains, alongside strengths, support needs, and developmental history — ensuring a smooth, informed transition into their next stage of learning.

The research and development to achieve this is well overdue.

2.0 Busy Brains Ecosystem

The Busy Brains Research and Development Childcare Centre, located at 22 Brodie Hall Drive, Bentley will commence developing the Busy Brains Eco System comprising the following key components: These are a set of intelligent systems, tools, and supports tailored to meet children in the right place, at the right time.

2.01 Busy Brains Eco Engine

The Research will develop a proprietary AI-driven engine that serves as the brain of the platform. Using custom-built algorithms, the Eco Engine integrates data from the Milestone Navigator to build a rich, real-time developmental profile for each child. This profile is continuously updated and refined, allowing the system to make dynamic, personalized learning recommendations across all key developmental domains. Whether it's adjusting a child's motor challenges with targeted gross motor activities or introducing timely language-building tasks, the Eco Engine ensures that each child receives developmentally aligned support at exactly the right moment—maximizing the impact of every experience and helping parents and educators act with scientific precision

2.02 Milestone Navigator

The Research will develop the Milestone Navigator which functions as a GPS for early childhood development, offering a clear, visual map of each child's growth journey. It plots emerging skills and behaviours across the **Busy Brains Learning Step Scale**, a unique developmental continuum ranging from -2 (emerging) to +2 (extending)**.** This dynamic scale helps educators and parents understand not just *what* a child can do, but *where* they are in the process of mastering each skill—whether they are beginning to build foundational abilities, consolidating their understanding through practice, or extending into more complex applications.

By continuously tracking progress across all developmental domains—cognitive, motor, language, and emotional—the Milestone Navigator provides a real-time snapshot of a child's developmental position. It identifies areas where a child may need targeted support or opportunities to stretch into new challenges. The tool doesn't just measure progress; it *guides* it, using data-driven insights to adjust each child's activities and learning trajectory. The Milestone Navigator draws on the rich data base of activities from the Busy Brains Activity Matrix as new information flows in from assessments, activities, and observations, the Milestone Navigator recalibrates the path, ensuring learning stays optimally aligned with the child's unique pace and potential.

Ultimately, this tool empowers both educators and parents to act with confidence, knowing they have a reliable, research-backed system to navigate the critical early years of development with clarity, responsiveness, and precision.

2.03 Busy Brains Activity Matrix

The Busy Brains Activity Matrix will be designed by leading experts across various developmental domains, drawing on the latest neuroscience to align activities with the brain's natural growth patterns. Each activity is purposefully mapped to stimulate neural connections during key "critical periods" within the first 1,800 days of a child's life—windows of heightened brain plasticity where targeted stimulation has a profound impact on long-term cognitive, emotional, and motor development. This approach ensures that learning experiences are not only age-appropriate but also biologically timed to maximize developmental outcomes.

The outcomes will:

1. Promote child development across the various domains and subdomains, and
2. Assist children to move progressively through the Learning Steps (-2 to +2).

Activities will be pitched at the child's current developmental level and vary according to:

1. Domain area,
2. Subdomain,
3. Learning Step,
4. Learning Context (e.g. child-focused, parent-focused, childcare-focused), and
5. Delivery Mode (child-led, adult-led, or incidental learning).

This structured, evidence-based activity matrix will ensure that the experiences delivered are precisely tailored to the child's real-time needs, fostering growth and optimising neural development.

2.04 Growth Zone

The Research will develop the Growth Zone Index, the heart of developmental alignment within the Busy Brains framework. Represented by Step 0 on the Learning Step Scale (-2 to +2)**,** the Growth Zone signifies the optimal intersection where a child's current abilities are in sync with age-level expectations. This is not just a moment of achievement—it's a critical window of *readiness*, where the brain is primed for reinforcement, refinement, and gentle extension of skills.

Functioning as a checkpoint of developmental health, the Growth Zone gives Brain Builders—our trained educators and engaged parents—clear, reassuring evidence that a child is progressing on track. It brings confidence that neural connections are forming as expected, and that the foundational blocks for future learning are secure. But the Growth Zone doesn't signal a pause; it signals *potential*. Within this zone, the Busy Brains system offers targeted, evidence-based activity suggestions specifically designed to strengthen and deepen emerging abilities. These experiences help children consolidate their skills before transitioning into the next stage of mastery (Step +1), minimizing gaps and ensuring smoother developmental progression.

By identifying when a child is in the Growth Zone and responding with timely, tailored support, Busy Brains ensures that each learning moment is leveraged for maximum impact—fostering resilience, confidence, and a lifelong love of learning from a place of developmental strength.

2.05 Support Signal

An integral part of the Research and Development is to create a Support Signal which will act as a compassionate and intelligent early warning alert system within the Busy Brains developmental ecosystem. Specifically tuned to detect when a child is operating within Step -1 (stalled progress) or Step -2 (developmental regression) on the Learning Step Scale, the Support Signal doesn't diagnose or label—it *responds*. It serves as a vital, non-invasive indicator that a child may need additional support to re-engage their developmental momentum.

By continuously monitoring observational data, assessment trends, and activity outcomes, the Support Signal identifies patterns of stagnation or retreat across any of the core developmental domains—cognitive, motor, language, or emotional. Rather than waiting for delays to become deeply entrenched, it activates early intervention logic, delivering real-time recommendations for scaffolding strategies, modified activities, environmental adjustments, or—in some cases—referrals for external evaluation or professional input.

For Brain Builders, this system provides both clarity and empowerment. It ensures that no child falls through the cracks, and that action is always proactive, timely, and tailored. The Support Signal transforms concern into constructive guidance, helping educators and parents respond with precision and care—nurturing developmental recovery in a way that's respectful, responsive, and rooted in best-practice early childhood science.

2.06 Bright Zone Identifier

An integral part of the Research and Development will be to create an advanced feature of the Busy Brains developmental engine, crafted to recognize and celebrate early signs of exceptional ability. Operating within the +1 (advancing) and +2 (extending) levels on the Learning Step Scale, this tool pinpoints areas where a child is consistently demonstrating skills beyond typical age expectations. Whether it's an unusually rich vocabulary, complex problem-solving, heightened empathy, or refined motor control, the Bright Zone Identifier ensures that these emerging strengths are acknowledged early—and intentionally nurtured.

Rather than waiting for brilliance to surface through standard milestones or academic achievement later in life, the Bright Zone Identifier shines a spotlight on high-potential areas as soon as they emerge. It delivers personalized stretch recommendations, providing enrichment experiences**,** open-ended learning challenges**,** and deeper-level exploration to keep engagement high and momentum strong. These targeted opportunities are designed to both affirm a child's confidence and stimulate continued neural growth—fostering a strengths-based developmental trajectory from the very beginning.

By integrating seamlessly with the child's evolving developmental profile, the Bright Zone Identifier empowers educators and families to shift from a deficit-focused mindset to one of celebration and support—helping children soar, not just succeed. In doing so, Busy Brains helps unlock each child's unique brilliance, nurturing the leaders, creators, and innovators of tomorrow with thoughtful intention today.

2.07 Busy Brains School Ready Report:

Our Research and Development will formulate a Busy Brains School Readiness Report. This will be a signature feature of the Busy Brains developmental system, designed to support children, families, and educators at one of the most pivotal moments in early childhood: the transition to formal schooling. Delivered at the conclusion of a child's early learning journey, this comprehensive report offers a holistic, evidence-based summary of a child's developmental profile across all key domains—cognitive, language, emotional, social, and motor.

2.071 A Whole-Child View

Far more than a checklist of skills, the School Readiness Report presents a rich narrative of growth, built from continuous data collected through the EcoEngine and Milestone Navigator,

It outlines:

- **Strengths and Emerging Brilliance**
  Areas where the child has consistently demonstrated competence creativity, or advanced ability (Steps +1 or +2), supporting early identification of giftedness or leadership potential

- **Growth Zone Areas**
  Domains in which the child is developmentally aligned with age-level expectations (Step 0), indicating a healthy and solid foundation for school readiness

- **Support Signals**
  Identified areas of delay, stagnation, or potential concern (Steps -1 or -2), presented not as deficits but as opportunities for targeted scaffolding and early intervention

- **Recommendations for Support and Extension**
  Tailored strategies for parents, future educators, and allied health professionals to reinforce emerging skills, build on strengths, and support smoother adjustment to school routines, expectations, and learning styles.

2.072 Customisable, Actionable, and Child-Centred

Each report is customised to reflect the individual child's personality, learning style, and developmental rhythm, making it a powerful tool for:

- **Parents** – to understand their child's unique readiness profile and continue supporting learning at home with confidence and intention.
- **Primary School Teachers** – to receive a detailed developmental snapshot that informs differentiated instruction from day one, reducing adjustment stress and enhancing classroom engagement.
- **Specialists and Support Teams** – to use as a professional reference when planning therapy or enrichment programs.

2.073 A Bridge Between Early Learning and School Success

The Busy Brains School Readiness Report ensures that the early years don't end in a data vacuum, but instead culminate in a clear, empowering roadmap that travels with the child into the next phase of learning. It fosters strong collaboration between early childhood educators, parents, and school-based teams—allowing all stakeholders to rally around the child's strengths and needs with unity, clarity, and shared purpose.

Ultimately, this report helps children make the leap from early learning to formal education not just *ready*, but *known*, *celebrated*, and *supported*

2.08 Our Research and Development Team: The Human Intelligence within the Busy Brains Ecosystem.

The Busy Brains Development Team is detailed within this report and are the cornerstone of the Busy Brains ecosystem—a dynamic, interdisciplinary team of developmental psychologists, neuroscientists, early childhood educators, speech and occupational therapists, and mental health professionals. But this group goes far beyond the traditional role of advisors. They are deeply embedded in the design, validation, and continuous evolution of every aspect of the platform, ensuring that the Busy Brains system remains not only evidence-based but also relevant, ethical, and responsive to real-world needs.

At the core of their mission is one powerful goal: to bridge the gap between cutting-edge brain science and day-to-day childcare practice. To achieve this, the Development Team functions as both the architect of developmental tools and the support engine behind the people who use them—our Brain Builders, which include educators, carers, and parents.

2.09 Strengthening Collaboration Between Educators and Parents

The Development Team plays a vital role in developing a system that fosters stronger, more unified partnerships within the childcare environment. This includes things such as:

- **Shared Language of Development:** Through curated content, shared insights, and interactive training tools, the Brains Trust helps parents and educators speak the *same language* of child development. This alignment reduces confusion, enhances clarity, and makes collaboration more effective and meaningful.
- **Real-Time Support & Guidance:** Whether it's responding to a Support Signal, exploring a child's Bright Zone, or interpreting changes in a developmental profile, Brain Builders can access on-demand human expertise from the Development Team. This allows both parents and educators to make informed decisions together, guided by the latest research and clinical insights.
- **Workshops & Digital Forums:** The Development Team facilitates regular virtual and in-person sessions—ranging from short masterclasses to deep-dive workshops—where parents and educators can come together, ask questions, explore new strategies, and co-design developmental plans. These forums are intentionally collaborative, creating a shared space for learning and dialogue.
- **Feedback-Informed Platform Refinement:** Parents and educators are invited to share their experiences using the Busy Brains system. The Development Team reviews this feedback and

integrates it into ongoing updates, ensuring the platform evolves with the people it serves. This participatory model fosters a co-ownership mindset and strengthens user engagement.

- **Crisis and Complexity Support:** When more complex challenges arise—such as emotional dysregulation, delayed milestones, or behavioural flags—the Development Team can step in to guide tailored interventions, recommend appropriate external services, or support caregivers in building long-term developmental strategies together.

2.10 A Living Bridge Between Science and Care

Ultimately, the Development Team ensures that Busy Brains is not just a static program, but a *living, evolving partnership* between families, educators, and researchers. Their presence gives Brain Builders the confidence that they are never alone—each decision, activity, or concern is supported by a deep well of collective intelligence. By anchoring relationships in trust, shared knowledge, and timely guidance, the Brains Trust transforms early education into a unified, science-backed experience that empowers every adult to help every child thrive

3.0 Why Real-Time Childcare Research Matters

To authentically develop and refine the Busy Brains Ecosystem, it is vital that research takes place in a real-time childcare setting, not a laboratory. The developmental journey of a child unfolds in the natural rhythm of play, relationships, transitions, and environments that can't be simulated in sterile conditions. Only within the dynamic pulse of an early learning centre can we observe the true interactions between our children and Brain Builders, and see how technology supports, adapts, and enhances that journey in real life.

Live centres allow us to witness how children of the same chronological age may vary widely in their developmental profiles—and how they respond differently to targeted experiences. This level of nuanced observation is only possible where natural diversity of development is visible.

It also honours the vital role of educators, who don't simply facilitate—but interpret, plan, and adapt each day's journey both in small groups and for individuals. Their decisions inform how the Activity Matrix performs, how interventions land, and how growth is catalysed. A laboratory can't replicate the power of educator-child dynamics, the rich rhythms of real play, or the complexity of group planning.

Conducting research in a live childcare environment empowers our Brain Trust to fine-tune the EcoEngine, validate the Activity Matrix, and optimize the timing of interventions like the Support Signals. In this way, we ensure that the platform is not only scientifically robust—but deeply practical, emotionally resonant, and responsive to the real world of families and educators.

4.0 The Development Team.

At the helm of the Busy Brains ecosystem is the **Development Team**—a dedicated alliance of developmental experts, neuroscientists, paediatricians, therapists, and early learning specialists. Their mission is twofold: to ensure every element of the journey is grounded in science, and to provide real-time, human support for the Brain Builders navigating it.

Our Team:

- **John Miller**, Busy Brains Ecosystem R&D Project Manager
- **Dr Andrew Sheriden**, Expert in Cognitive Development
- **Dr Cayla Bellagarda**, Expert in Social/Emotional Development
- **Dr Murali**, Paediatrician and Director of Adaptive Functioning Expertise
- **Ms Hardeep Randhawa**, Expert in Motor Development
- **Ms Leanne White**, Expert in Language Development
- **Ms Bella Martini**, Occupational Therapist
- **Ms Sylvia Beukes**, Approved Provider, Childcare Operations
- **Ms Birgit Brown**, Expert in Early Childhood Education and Compliance
- **Ms Vishna Dodia**, UX/UI Designer

The Development Team will lead the design, testing, and continuous improvement of the Busy Brains Ecosystem at **22 Brodie Hall Drive**—the home of our real-time research and development childcare centre.

5.0 Conclusion

We stand at the edge of a new era—one where the first 1,800 days of life are no longer overlooked, but illuminated by science, powered by technology, and brought to life with heart. At 22 Brodie Hall Drive, we are building more than a centre—we are building the future of childhood. A place where brain science meets daily care, where every moment counts, and where no child slips through the cracks. Here, research is not tucked away in a lab—it lives and breathes alongside real families, real educators, and real futures.

At the heart of this mission is our dedicated Development Team—a team of developmental scientists, educators, and experts committed to designing and delivering the world's first advanced early childhood development ecosystem. Their work is laying the foundation for a new model of care—where data drives action, innovation meets compassion, and every child's potential is recognised and realised.

But this is not a mission for one team, one centre, or one organisation. This is everyone's responsibility**.** The science is clear: the first five years shape the rest of life. It's time we respond with urgency, unity, and imagination.

So, to policymakers, educators, parents, researchers, and communities—we invite you to join us. To stand with us. To help build a world where every child's brain is understood, supported, and celebrated from the very beginning.

This is where innovation meets imagination. This is the beginning of something extraordinary. And it belongs to all of us.

ANNEXURE

6.0 Glossary of Terms

1. **Development Team.**
   A multidisciplinary team of developmental scientists, educators, neuroscientists, and support specialists responsible for guiding the platform's scientific direction, validating its tools, and ensuring ongoing alignment with best practice. The Development Team also provides real-time support to Brain Builders™, translating research into meaningful, actionable insight

2. **Bright Zone Identifier**.
   A system tool that detects when a child is demonstrating advanced abilities (Learning Steps +1 and +2). It provides stretch recommendations and enrichment activities to nurture early brilliance and support a strengths-based developmental trajectory

3. **Busy Brain Builders**
   The inclusive network of parents, educators, carers, and extended family members who support a child's development during the first 1,800 days. Busy Brains empowers Brain Builders with the tools, insights, and guidance they need to make each developmental moment count.

4. **Busy Brains Activity Matrix**
   A comprehensive, evidence-based library of structured activities tailored to a child's current developmental profile. Activities are aligned to specific domains, subdomains, Learning Steps (-2 to +2), learning contexts (home, childcare), and delivery modes (child-led, adult-led, incidental). The matrix ensures children receive targeted experiences at exactly the right time to optimise neural development.

5. **Busy Brains EcoEngine**
   The intelligent core algorithm of the Busy Brains system, integrating observations, assessments, and activity outcomes to generate real-time developmental profiles. It delivers personalised recommendations across cognitive, emotional, motor, and language domains to keep each child's learning trajectory on course.

6. **Busy Brains School Readiness Report**
   A personalised, end-of-early-years developmental summary that captures a child's strengths, support needs, and recommendations for a confident and well-supported transition into formal schooling. It synthesises progress across all domains and provides educators with critical context.

7. **Growth Zone**
   The optimal developmental range (Step 0) where a child is aligned with age-level expectations. This zone affirms healthy progress and provides recommendations to reinforce and deepen emerging skills before progressing to the next stage.

8. **Milestone Navigator**
   A core tracking tool that maps a child's progress along the Busy Brains Learning Step Scale (-2 to +2). It offers real-time visibility into skill acquisition and developmental movement, helping educators and parents adjust support in response to a child's growth.

9. **Support Signal**
   An early alert system that identifies signs of stagnation or regression in development (Steps -1 and -2). It prompts timely, non-diagnostic responses such as scaffolding strategies, modified activities, or referrals for further support to help get development back on track.

7.0 Sample Annual Research Output Report to the Town of Victoria Park

Location: 22 Brodie Hall Drive, Bentley WA
Reporting Year: [Insert Year].

1. **Executive Summary**
   Summary of the research and development activities at the Busy Brains and Guardius R&D Centre, focusing on early childhood development and safety innovation.
2. **Research Themes and Focus Areas**
   a. Early Brain Development (Busy Brains)
   b. Child Safety & RTLS Innovation (Guardius)
3. **Key Outputs**

- **Research Reports** – Peer-reviewed or internal reports on key findings
- **Case Studies** – Pilot outcomes in childcare settings
- **Data Dashboards** – Aggregated anonymised data
- **Innovation Pilots** – Technology and system trials
- **Parent/Centre Feedback** – Interviews, surveys, co-design sessions
- **Community Briefings** – Summaries for stakeholders and council
- **Conference Presentations** – Papers and submissions
- **Regulatory Recommendations** – Safety or QA contributions

4. **Partnerships & Collaborations**
5. **Commercialisation & Sector Impact**
6. **Ethics & Data Governance**
7. **Forward Research Plan**
8. **Appendices**

Prepared by: Busy Brains & Guardius Research Team
Contact: [Insert Contact Info]
Date: [Insert Submission Date]

This sample report is included as part of the ongoing commitment to research transparency and community benefit from the innovation precinct at 22 Brodie Hall Drive.

ATTACHMENT 10: RESEARCH AND DEVELOPMENT FLOWCHART – DATED 29 APRIL 2025

RESEARCH AND DEVELOPMENT
ChildCare Centre

National Quality Standard - ACECQA

ACECQA stands for the Australian Children's Education and Care Quality Authority, an independent national authority that guides the implementation and administration of the National Quality Framework (NQF) for early childhood education and care.

Quality Area 1
Educational Program and Practice

Quality Area 2
Childrens Health and Safety

Quality Area 3
Physical Environment

Quality Area 4
Staff Arrangements

Quality Area 5
Relationships with Children

Quality Area 6
Collaborative Partnerships with Families and Communities

Quality Area 7
Governance and Leadership

Neuroscience Research into Brain Development Birth to Age 5.

Development of Software

BUSY BRAINS
Nueroscience Based Curriculum

Service Approval Number

Real Time Childcare Environment

Introduction of Advanced Digital Technology to Australian Childcare Industry

GUARDIUS
Real Time Location System

Development of Software

Development of Hardware, Wearables,

ATTACHMENT 11: ACOUSTIC ASSESSMENT – DATE RECEIVED 7 JANUARY 2025

PROPOSED RESEARCH & DEVELOPMENT
CHILD CARE CENTRE
22 BRODIE HALL DRIVE BENTLEY

ENVIRONMENTAL ACOUSTIC ASSESSMENT

NOVEMBER 2024

OUR REFERENCE: 33701-2-24408

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT

PROPOSED CHILD CARE CENTRE
BENTLEY

Job No: 24408

Document Reference: 33701-2-24408

FOR

LAND DEVELOPMENT

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Author:	[redacted]	**Checked By:**	[redacted]
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Revision	Description	Date	Author	Checked
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CONTENTS

APPENDICIES

1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed day care centre to be located at 22 Brodie Hall Drive, Bentley, being within Technology Park.

We note that this child care is to incorporated into the Technology Park, which we understand is zoned special use and would be considered as commercial. Hence, this report considers noise received at the neighbouring residential premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997.* This report considers noise emissions from:

- Children playing within the outside play areas of the centre; and
- Mechanical services.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Noise received at the neighbouring residences from the outdoor play area would comply with the Regulatory requirements at all times.

Similarly, noise emissions from the air conditioning condensing units have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;

(b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where **tonality** is present	Where **modulation** is present	Where **impulsiveness** is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest residences are located to the north east, as shown below on Figure 3.1.

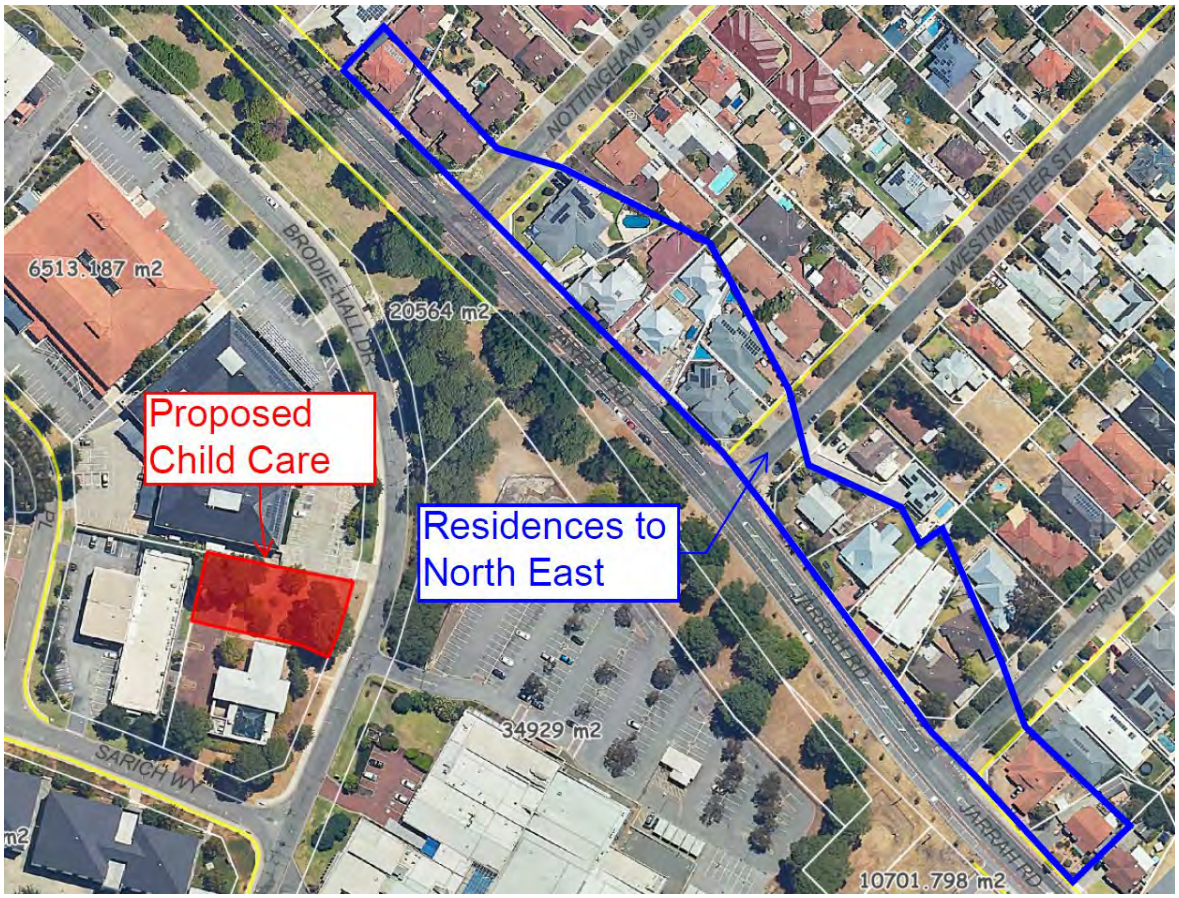


FIGURE 3.1 – NEIGHBOURING LOTS

At the neighbouring residences, the Influencing Factor has been determined to be +3 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	48	58	68
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	43	53	68
	1900 - 2200 hours all days (Evening)	43	53	58
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	38	48	58

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would be between 0630 and 1830 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for a maximum of 46 children: with the following breakdown:

0 – 12 Months	8 places
12 – 24 months	8 places
24 – 36 months	10 places
36+ months	20 places

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Water and Environment Regulation *"Draft Guidance on Environmental Noise for Prescribed Premises"*. These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

TABLE 5.1 – SOUND POWER LEVELS

Item	Sound Power Level, dB(A)
Children Playing	83 (per 10 children)
Air conditioning condensing Unit	3 @ 72

Notes:

1 Even though the noise emissions from children under the age of 2 years is relatively low compared to the other children, to be conservative, acoustic modelling of outdoor play noise was made, based on 50 children playing within the outdoor play areas at the one time, utilising 5 groups of 10 children, sound power levels distributed as plane sources.

2 The noise level for the air conditioning has been based on the sound power levels used for previous assessment of child care centres. From other studies, we understand that the noise associated with the condensing units would be conservative.

3 For this development, it is understood that the air conditioning condensing units and kitchen exhaust fan would be located on the roof, above the store.

4 Noise modelling was undertaken to a number of different residential receiver locations for each of the neighbouring residences. However, to simplify the assessment, only the noise level in the worst case location (ie highest noise level), have been listed.

6. ASSESSMENT

The resultant noise levels at the neighbouring residence from children playing outdoors and the mechanical services are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics. Noise emissions from the mechanical services could be tonal and a +5 dB(A) penalty would be applicable, as shown in Table 6.1. Noise emissions from both outdoor play and the mechanical services needs to comply with the assigned L_{A10} noise levels.

TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA OUTDOOR PLAY AREAS AND MECHANICAL PLANT

Neighbouring Premises	Calculated Noise Level (dB(A))	
	Children Playing	Air Conditioning
North West	32	25 (30)

( ) Includes +5 dB(A) penalty for tonality

Tables 6.2 and 6.3 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

TABLE 6.2 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS OUTDOOR PLAY

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North West	32	38	Complies

TABLE 6.3 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS MECHANICAL SERVICES

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North West	30	38	Complies

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply with Regulatory requirements at all times.

Similarly, noise emissions from the air conditioning condensing units, being located on the roof, have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation.

APPENDIX A

SITE PLAN

1 Ground Floor

1 : 100 @ A1

A100	DRAWING TYPE Revised Ground Floor Plan	DATE OF ISSUE 15/11/2024 12:54:47 PM	SCALE 1 : 100	REVISION 1	NORTH POINT	PROJECT LOCATION Technology Park R&D Centre

BLOOM ARCHITECTURE

ATTACHMENT 12: WASTE MANAGEMENT PLAN – DATE RECEIVED 5 FEBRUARY 2025

Hidding.
URBAN PLANNING

23 January 2025

Our Ref: C2586-01

Chief Executive Officer
Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Attention: Planning Services

Dear Sir

WASTE MANAGEMENT PLAN – PROPOSED R&D CHILD CARE PREMISES
LOT 2 (#22) BRODIE-HALL DRIVE, BENTLEY

Hidding Urban Planning has been engaged to prepare a Waste Management Plan to support the proposed Research & Development Child Care Premises Development Application at 22 Brodie-Hall Drive, Bentley (subject land).

The Town of Victoria Park, as part of a preliminary review of the Development Application, has requested a Waste Management Plan.

This Waste Management Plan (WMP) sets out anticipated waste generation levels, bin storage requirements and waste collection method and has been prepared in consideration of the WALGA Commercial Waste Management Guidelines.

1.0 Executive Summary

A Waste Management Plan is required to identify how waste is to be stored and collected from the proposed Research & Development Child Care Premises.

A summary of the bin size, numbers, collection frequency and collection method is provided in **Table 1** below.

Table 1

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Freq	Collection
Refuse	732	240	4	Once a week	Private
Recycling	732	240	4	Once a week	Private

A private waste contractor will service the proposed R&D Child Care Premises. As the bin store is located in proximity to Brodie-Hall Drive, the bins will be placed on the kerbside for waste collection.

The child-care centre manager or qualified staff member will oversee the relevant aspects of waste management for the facility.

2.0 Waste Generation

The anticipated volume of refuse and recyclables is based on the floor area (m^2) of the waste generating areas of the proposed R&D Child Care Premises. It is calculated that the proposed R&D Child Care Premises has 293m^2 of waste generating floor area (inclusive of office areas, kitchen, staff room, meeting room, four (4) child play areas, cot rooms, change rooms, toilets and laundry).

PO Box 920, Subiaco WA 6904
Phone: 0424 651 513
email: nik@hidding.com.au website: hidding.com.au
NL Hidding Pty Ltd. ACN 610 081 724

The estimated amount of refuse and recyclables to be generated by the proposed Child Care Premises has been based on a review of other Waste Management Plans for Child Care Premises land uses and published waste generation rates in Victoria. A review of these indicated that a Child Care Premises generates approximately 350 litres of general and recyclable waste per 100m^2 of floor area per week, however this is based upon a 7-day a week operation (i.e. 50L of refuse and recyclables per day per 100m^2 of waste generating floor area). Accordingly, given the 5-day a week operation, it would be appropriate to calculate waste requirements based on 250 litres per week per 100m^2 of floor area, for this development.

Based on these assumptions, it is estimated that the proposed Child Care Premises will generate the following amount of waste:

Table 2 Waste Generation

Item	General Waste	Recyclable Waste
Waste Generation Rate	50L / 100m^2 / Day	50L / 100m^2 / Day
Floor Area	293m^2	293m^2
Trading Days	5	5
Weekly Waste	732L	732L

General waste will typically include food waste, nappies, textiles and residual waste. Recyclable waste will typically include paper, cardboard, bottes and co-mingled/mixed recycling items.

To accommodate the anticipated amount of refuse and recyclables, the proposed development has been designed to provide the following:

General Waste: 4 x 240L bins (960L total)

Recyclable Waste: 4 x 240L bins (960L total)

Total Bins **8 x 240L bins**

The number of bins provided exceeds the anticipated waste generation for the facility, and therefore, it accommodates any possible minor increase in waste generation.

3.0 Waste Storage

3.1 Bin Storage Area

The proposed development has been designed to include a bin storage area that accommodates 4 x 240L bins for general waste and 4x 240L bins for recyclable waste, as shown in **Figure 1A and Figure 1B** below.

Figure 1A: Bin Storage Area

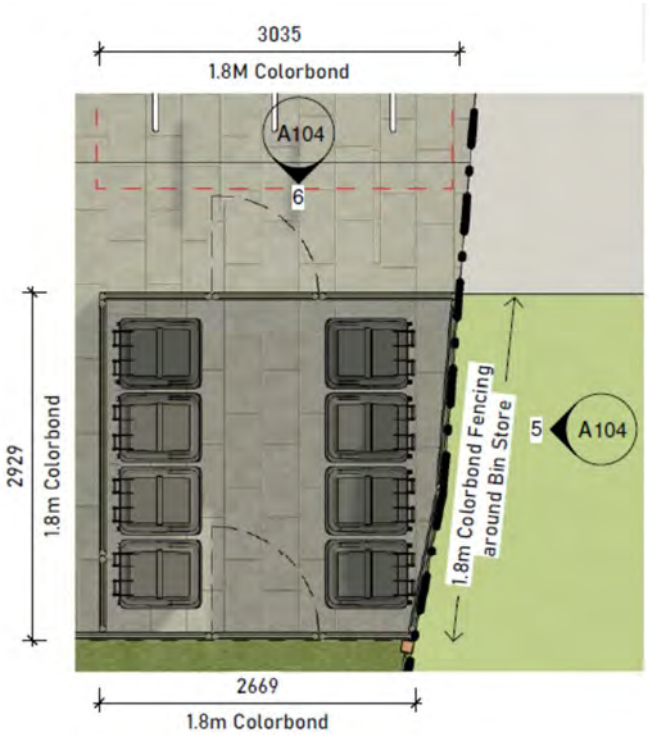


Figure 1B: Bin Storage Area

The most frequently utilised bin type in Western Australia is the standard 240L MGB. These bins are widely used for residential waste collections, but are appropriate for a range of commercial and industrial developments which do not generate large volumes of waste and recycling. MGB's with 240L capacity are a very versatile and flexible container. Most are produced to a standard design which allows for small quantities of waste to be moved easily by hand. They can be used for storing and moving waste within premises as well as for direct collection for waste disposal. Multiple bins are generally used to accommodate higher volumes of waste generated by commercial and industrial operations.

The bin store has been designed to accommodate a total of eight (8) bins as illustrated and can be accessed from the car parking area, as shown. The bin storage area is approximately 3m x 3m.

The design of the bin storage area will include:

- Constructed using Colorbond in a colour matching other fence associated with the development.
- Sufficient area to walk through the storage area to access and move the bins,
- Having a fence height not less than 1.80m height as shown on Elevation Plans,
- Open air for ventilation,
- Smooth impervious floor sloped to a drain,
- Tap connection for washing bins and storage area.
- Will include appropriate signage.

3.2 Internal Transfer of Waste

Internal bins will be available through the premises to ensure the separate of refuse and recycling.

The internal bins will be collected by the staff/cleaners at least once a day and transferred to the Bin Storage Area for consolidation into the appropriate bins. The internal servicing of bins will be conducted predominantly outside of main operational hours to avoid disturbance to visitors and children. There may be occasions where bins are required to be taken out to the Bin Storage Area during the course of a normal operational day if they are full.

4.0 Waste Collection & Management

A private waste collection contractor will service the proposed development and provide the facility with four 240L bins for refuse and four 240L bins for recyclable waste, collected once each week utilising its waste collection vehicle. The collection of waste and recyclables will be on different days.

The child care manager will transfer bins to and from the bin storage area and the bin placement area on collection day. The private contractor's waste collection vehicle will service the bins from Brodie-Hall Drive (consistent with collection of waste from other commercial properties in the area).

The bins will be placed on the kerb side of Brodie-Hall Drive on the evening before the day of collection and will be returned to the bin store (by staff) shortly after collection. The location of the bin placement area is on the existing footpath which is adjacent to the kerb. The footpath in this location is approximately 2.00m wide, so there is ample space for the bin to be located and to still enable pedestrian and cycle movement on the footpath.

The location of the bin placement area is shown below at **Figure 2**, below.

The bin placement area will be 3m long and 0.8m wide to accommodate 4 bins. As noted previously, the waste and recyclable bins will be collected on different days, ensuring the only a maximum of 4 bins are presented to the street at any one time.

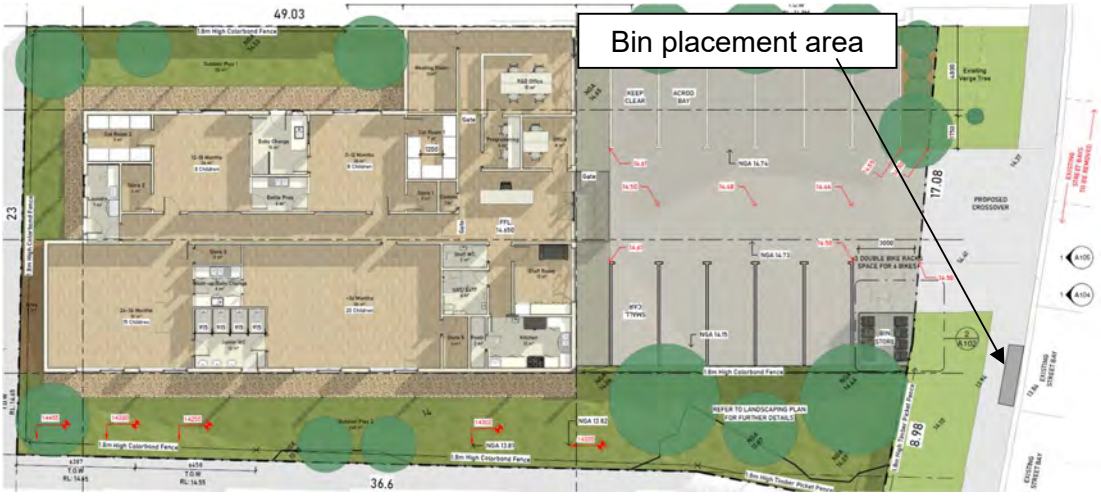


Figure 2: Bin Placement Area

The waste collection vehicle will have to stop on Brodie-Hall Drive and the driver may have to exit the vehicle to attend to the bins, given there are existing on-street parking bays on Brodie Hall Drive, and it will unlikely that the waste collection vehicle will be able to pull alongside the bins directly to empty them. This happens regularly in many jurisdictions.

The existing on-street parking along Brodie-Hall Drive is shown below in **Figure 3**.

Figure 3: On-Street Parking in Brodie-Hall Drive

Note that it is intended that at least two (2) on-street parking bays will be removed to facilitate a new crossover to the proposed development, but other on-street car parking bays will remain and may prevent the waste collection vehicle from emptying the bins directly.

The bin storage area will be cleaned regularly (at least every 2 weeks) or on an as-required basis which will include a complete hose down with soap bottle connector.

Building management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Transfer bins to and from the Bin Storage Area and the Bin Placement Area for collection;
- Ensure all staff at the Child Care Premises are made aware of this WMP and their responsibilities;
- Monitor staff behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with staff to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

5.0 Bulk & Sanitary Waste

Bulk and sanitary waste materials will be removed from the Child Care Premises as they are generated. Removal of these wastes will be monitored by building management, who will liaise with staff and cleaners to assist with the removal of these wastes, as required.

Sanitary wastes will be collected in situ. A suitably qualified sanitary waste collection and disposal provider will be engaged to determine storage and collection requirements.

6.0 Auditing / Monitoring

The waste collection system detailed in this Waste Management Plan will be monitored and reviewed to ensure there are no issues with respect to waste generation, waste collection and to record any particular issue.

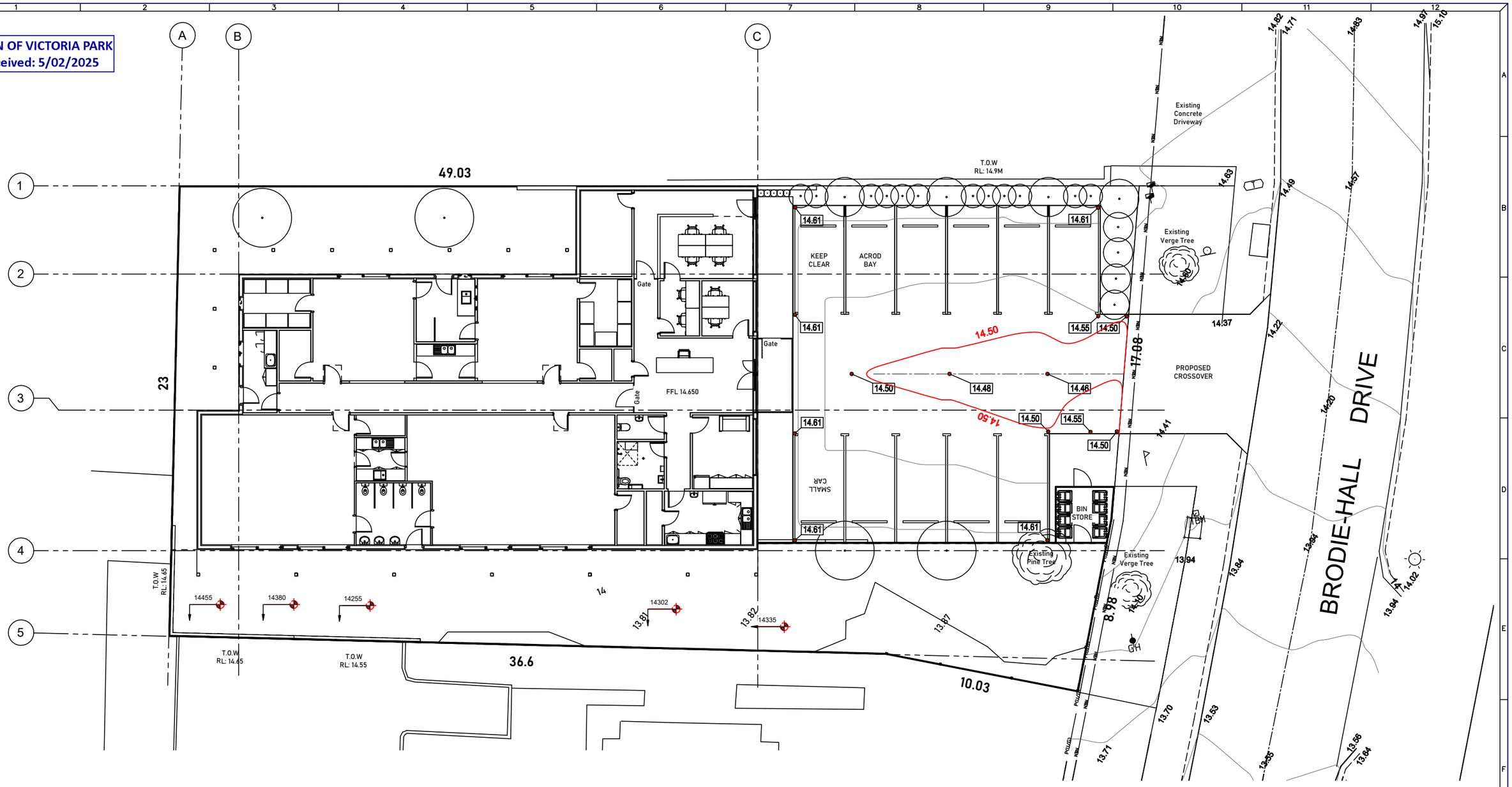
Should you have any queries with respect to this Waste Management Plan, please do not hesitate to contact me on 0424 651 513.

Yours sincerely,

Nik Hidding
Director
HIDDING URBAN PLANNING

ATTACHMENT 13: STORMWATER CIVIL WORKS - DATE RECEIVED 5 FEBRUARY 2025

TOWN OF VICTORIA PARK
Received: 5/02/2025



NOTES

1. GENERAL
   - 1.1 ALL DIMENSIONS ARE IN METERS
   - 1.2. LEVELS ARE REDUCED FROM A.H.D.
   - 1.3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DESIGN DRAWINGS AND THE SPECIFICATION.
   - 1.4. THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY AND PROTECT ALL VEGETATION ON SITE.
   - 1.5. THE CONTRACTOR SHALL ENSURE THAT ALL LEVELS ARE SET–OUT BY LICENSED SURVEYOR.
   - 1.6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING OCUPANCIES AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
   - 1.7. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE DESIGN DRAWINGS OR CLASHES WITH OTHER SERVICES AS SOON AS PRACTICALLY POSSIBLE TO THE SUPERINTENDENT.
   - 1.8. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SERVICES.

LEGEND

17.05	PROPOSED CARPARK LEVELS
RFK	PROPOSED REINFORCED FLUSH KERB
BK	PROPOSED BARRIER KERB

1:100
0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

REV	REVISION DESCRIPTION	DATE	DRN	CHK
A	ISSUE FOR REVIEW	22/01/25	JO	JO

DIAL 1100 BEFORE YOU DIG

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

ISSUED FOR REVIEW

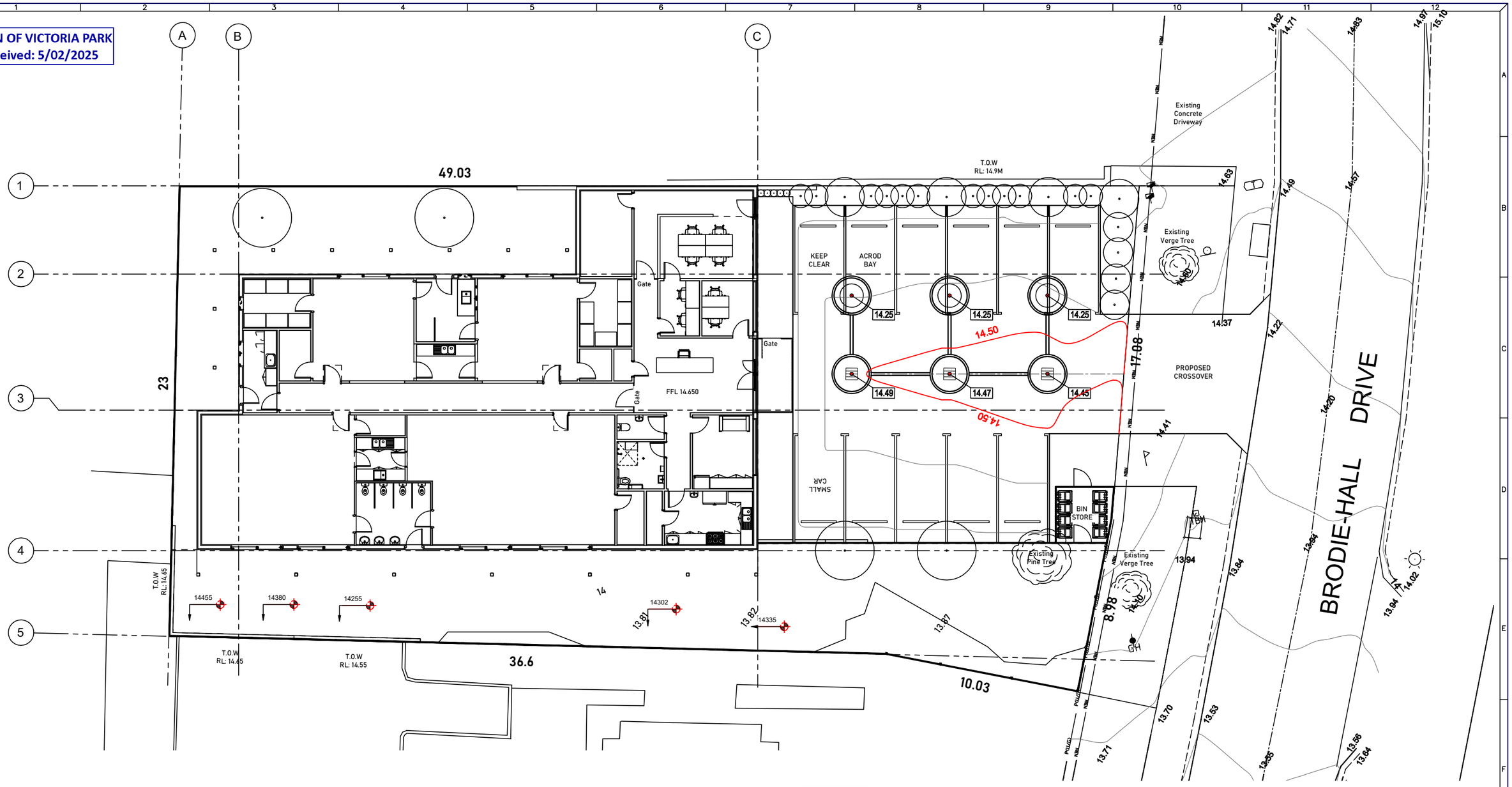
OLSEN ENGINEERING WA
Ph. 0409 684 813 ABN 88 617 069 128
E. JOlsen@olsenengineeringwa.com.au
A. 5 GAYTON PLACE, NORTH BEACH, WA 6020

CLIENT	CAMCODEV PTY LTD
PROJECT	CHILDCARE CENTRE 22 BRODIE-HALL DRIVE BENTLEY

DATE:	DRAWN:	DESIGNED:	CHECKED:	SCALE:	
22 - 01 - 2025	JO	JO	JO	AS SHOWN	A1

DRAWING TITLE
CIVIL WORKS
CARPARK LEVELS AND CONTOURS

SURVEY DATUM:	WAPC NUMBER:	PROJECT NUMBER:	DRAWING NUMBER:	REVISION:
AHD	WAPC	OE0305	C300	A



LEGEND

- 14.52 — PROPOSED SOAKWELL COVER / GRATE LEVELS
- PROPOSED GRATED SOAKWELL
- PROPOSED BURRIED SOAKWELL
- PROPOSED 150 PVC PIPES

NOTES

1. DRAINAGE

1.1 DRAINAGE GRATE LEVELS 10mm LOWER THAN FINISHED SURFACE
1.2 TOP OF SOAKWELL LINER TO BE CUT ON ANGLE TO ALLOW FOR SLOPE OF PAVEMENT SURFACE PRIOR TO COVER BEING INSTALLED
1.3 JOINS BETWEEN UNDERSIDE OF SOAKWELL COVERS AND LINER WALLS TO BE MORTARED.
1.4 MINIMUM COVER TO 150ø PVC PIPES TO BE 700mm.
1.5 BLIND SOAKWELL TO HAVE 50mm ø PVC VENT PIPE INSTALLED BELOW PAVEMENT LEVEL WITH CONNECTION TO GRATED PIT TO ALLOW FOR PRESSURE RELEASE.
1.6 SOAKWELL GRATES TO BE TRAFFICABLE.

DRAINAGE DATA & CALCULATIONS

DESIGN BASED ON TOWN OF VICTORIA PARK REQUIREMENTS

CAR PARK, ROOF AND PAVING

IMPERVIOUS AREA CATCHMENT = 816 m2 (ROOF, PAVING AND CARPARK)

DESIGN BASED ON 1:100 YEAR CRITICAL STORM EVENT.
INFILTRATION RATE 5 m/day
SITE SURFACE LEVELS = 14.4m
MAX WATER TABLE (PERTH GROUNDWATER ATLAS) = 6.8m

STORAGE REQUIRED – Q=0.00278 x C x I x A, C=1.0 , I = 75.5 mm/hr (30 Min)

TOTAL STORM VOLUME TO BE MANAGED ON SITE : Qt = 30.83 m3

STORAGE PROVIDED (6 x 1800 DIAMETER x 1800 DEEP SOAKWELLS = 27.48 m3
INFILTRATION = 6.68 m3 (30 Min)

TOTAL PROVIDED = 27.48 + 6.68 = 34.16 m3

1:100 (0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15)

REV	REVISION DESCRIPTION	DATE	DRN	CHK
A	ISSUE FOR REVIEW	22/01/25	JO	JO

DIAL 1100 BEFORE YOU DIG

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

ISSUED FOR REVIEW

OLSEN ENGINEERING WA
Ph. 0409 684 813 ABN 88 617 069 128
E. JOlsen@olsenengineeringwa.com.au
A. 5 GAYTON PLACE, NORTH BEACH, WA 6020

CLIENT	CAMCODEV PTY LTD
PROJECT	CHILDCARE CENTRE 22 BRODIE-HALL DRIVE BENTLEY
DRAWING TITLE	CIVIL WORKS STORMWATER DRAINAGE

DATE:	DRAWN:	DESIGNED:	CHECKED:	SCALE:	
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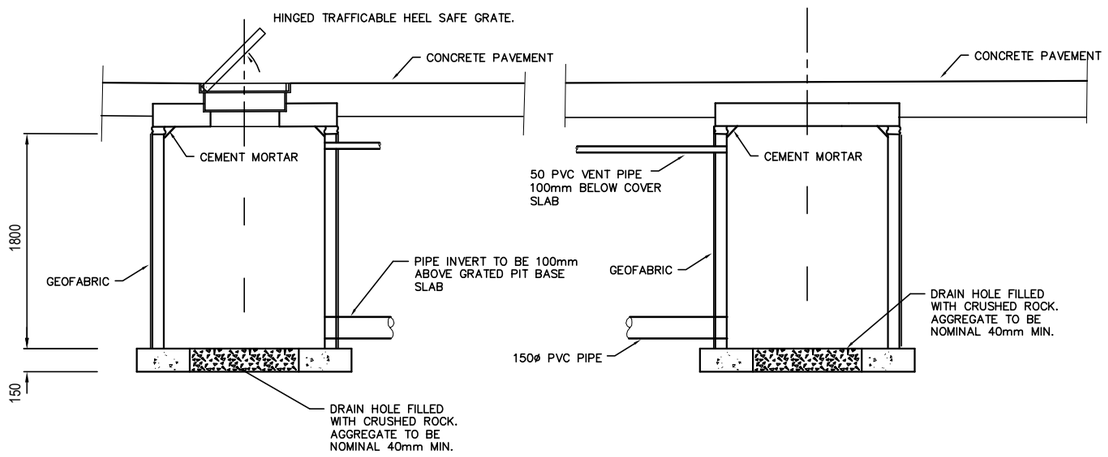

SOAKWELL DETAIL

REV	REVISION DESCRIPTION	DATE	DRN	CHK
A	ISSUE FOR REVIEW	22/01/25	JO	JO

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ISSUED FOR REVIEW

OLSEN ENGINEERING WA
Ph. 0409 684 813 ABN 88 617 069 128
E. JOlsen@olsenengineeringwa.com.au
A. 5 GAYTON PLACE, NORTH BEACH, WA 6020

CLIENT: CAMCODEV PTY LTD
PROJECT: CHILDCARE CENTRE
22 BRODIE-HALL DRIVE
BENTLEY

DRAWING TITLE: CIVIL WORKS
TYPICAL DETAILS

DATE:	DRAWN:	DESIGNED:	CHECKED:	SCALE:	
22 - 01 - 2025	JO	JO	JO	AS SHOWN	A1

SURVEY DATUM:	WAPC NUMBER:	PROJECT NUMBER:	DRAWING NUMBER:	REVISION:
AHD	WAPC	OE0305	C900	A

ATTACHMENT 14: SITE PHOTOS

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 1: View of subject site from Brodie-Hall Drive (note northern neighbour (No. 18 Brodie-Hall Drive) at right of frame, and southern neighbour (No. 24 Brodie-Hall Drive) left of frame).

Photo 2: View opposite subject site (looking north-east). Note street tree to be removed in red.

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 3: View opposite subject site (looking south-east).

Photo 4: Tenant of No. 15 Brodie-Hall Drive (opposite side of Brodie-Hall Drive to subject site).

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 5: Tenant of No. 18 Brodie-Hall Drive.

Photo 6: Tenant of No. 24 Brodie-Hall Drive.

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 7: View of mid-portion of subject site.

Photo 8: View of rear-portion of subject site (note view of rear of No. 4 Sarich Way at mid-portion of photo).

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 9: View of rear portion of the site looking towards No. 18 Brodie-Hall Drive (note No. 4 Sarich Way at left of frame).

Photo 10: View of rear portion of subject site, looking towards the south-east (note the north-western face of the building present at No. 24 Brodie-Hall Drive).

SITE PHOTOS – NO. 22 BRODIE-HALL DRIVE, BENTLEY - DATE OF INSPECTION: 6 JUNE 2025 – DAP/25/02860 (TOWN REFERENCE: 5.2025.3.1)

Photo 11: View from rear portion of subject site towards Brodie-Hall Drive.

Photo 12: Existing childcare premises located at No. 28 Brodie-Hall Drive.