

Development Proposal

<i>Proposal Site and Owner Details</i>	
<i>Location</i>	17 Robinson St Northam WA, 6401
<i>Lot on Plan</i>	Lot 1 on Diagram 55968
<i>Description of Works</i>	Change of land use for existing building and grounds to become a Long Daycare Centre, "Northam Early Learning Centre".

1. Introduction:

17 Robinson St is located within the Northam townsite, close the hospital and a major GP clinic. This site features one small commercial building once belonging to the Freemasons organisation. The building is of classic mid-century design, built in 1965 and is not on the state heritage list.

The owners purchased the property in mid-2023 with the intent to change its use from Group/Function Hall to Childcare Centre.

2. Development Proposal:

The owners propose the following changes to the land-use for this site:

1. Refurbish the existing building to become a 68 place Long Day Care Centre.
2. Change the land-use to the side of the building into car parking.
3. Change the front and rear sections of the remaining property into landscaped play spaces.

3. Locality:

17 Robinson St is a prominent property in a residential area of Northam. The property has neighbouring properties on all sides and across the road toward the front. 17 Robinson St is a 2090m² parcel of land with 500m² of roof spanning the single building on the premises. The area under the main roof is 401m².

4. Development Details:

The owners propose a change of use for the building and surrounding land at the property. The

drawings for the building (as it exists and proposed changes), parking and play spaces, including elevations and ablutions are included in the attachment titled "17 Robinson St Plans-FINAL". The building is serviced with scheme water, deep sewerage and will have smoke alarms fitted.

5. Driveway access and Parking:

There will be 15 parking bays located off the driveway toward the building along fencing that divides the carpark with the rear play space. One of these bays will be a dedicated disabled parking space. The driveway and parking spaces will consist of compacted pea gravel to allow rainwater to soak through and prevent runoff onto Robinson St.

The owners are seeking a variation to the requirements in regards to car spaces. More car spaces will encroach upon outdoor play space needed for children to access. Car spaces will be empty for most of the day as Parents and Caregivers will simply drop-off and pick-up from the Service.

5. Ablution Facilities:

The existing ablution facilities will be upgraded with new toilets replacing the old. The new bathroom will be created to include three child toilets, an adult toilet and sink/handwashing facilities.

6. Fire Safety:

The building will be fitted with smoke alarms and fire extinguishers in accordance with legal requirements. The property will consist of a well-maintained gravel driveway and landscaped gardens that will ensure a low fire risk at the property.

7. Disabled access:

The building is currently only accessible via steps at the front. There is one ramp servicing the two large rooms which provides disabled access to the building. Another ramp will be installed to allow access to the side ramp from the rear play space. Future works will include a ramp for disabled access and prams at the front of the building.

8. Traffic Impact:

The business will operate from Monday to Friday between the hours of 7:30am and 5:30pm. Staff will arrive and depart up to 30 minutes earlier and later than these times. The business will have its own parking onsite and have staggered drop off and pickup times, dependent on families' needs. The owners do not anticipate any significant detriment to local road users or neighbours. There is no need for vehicles to be parked along the roadside as there is enough parking space available within the properties' allocated parking area. The owners are seeking a

variation to the requirements in regards to car spaces.

9. Food and Beverages:

Northam Early Learning Centre will provide food and beverages for children attending the Service, and the kitchen will be compliant with food safety standards appropriate to the childcare industry.

10. Waste Management:

The bins will be located on the hardstand next to the building on the carpark side toward the front of the building. Extra bins will be paid for by the Service and collected weekly as per usual residential pick up to minimise odour. There will be gates blocking access to the bins.

11. Stormwater Management:

Currently, stormwater sheds naturally toward Robinson St. There is existing provision for managed watershed from the property. The new retaining wall in the rear play space will have covered drainage installed. There will be a new stop-pit installed along the side of the property allowing water to shed more slowly from the property.

12. Details of noise generating activities:

There will be short periods of passenger vehicle noise in the morning and afternoon. During the hours of operation, there will be periods of play activity outdoors, and this will generate some noise. The effects of noise while not huge will be mitigated by new fencing, extensive plantings, and the use of soft landscape surfaces.

13. Number of employees:

There will be 12 employees at full capacity.

14. Landscaping:

There are two play spaces on the property, both of which will be landscaped with endemic and non-endemic species, areas of mulch and lawn and trees will be planted. The landscaping will be in accordance with the nationally recognised standards for best practice in childcare centres.

15. Signage:

Signage to read "Northam Early Learning Centre". A non-illuminated flat painted sign affixed to the road facing end of the building, to be fitted into the gable end space.