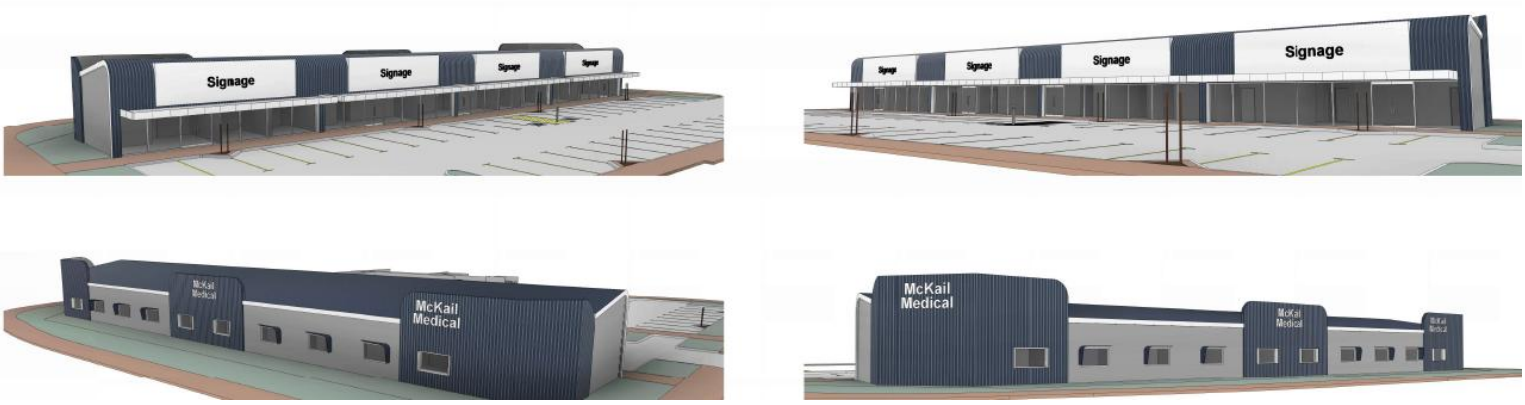
urbanista
TOWN PLANNING



CHILD CARE PREMISES & MEDICAL CENTRE

NO. 2 DONALD DRIVE, MCKAIL

Prepared by
Urbanista Town Planning
Level 1/231 Bulwer Street
Perth WA 6000

Prepared for
SPG Capital Fund 26 Pty Ltd
308 Fitzgerald Street
North Perth WA 6006

History and Status of this Document

Revision	Date Issued	Prepared By	Reviewed By	Revision Type
Original Document		Andra Biondi		Lodgement

CONTENTS

1. INTRODUCTION

Urbanista Town Planning have been engaged to prepare and submit a development application for a Child Care Premises and Medical Centre at 408 (No. 2) Donald Drive, McKail.

This report provides a detailed assessment of the proposal in accordance with the relevant state and local planning frameworks to comprehensively demonstrate the merit of the proposal, and its supportability in development approval.

The site is part of Lots 1-3 South Coast Highway Local Structure Plan, McKail which was endorsed by the Western Australian Planning Commission on 22 November 2018 and is located amongst existing low-density single house residential development.

Figure 1: Renders of Proposed Development

A copy of the current Certificate of Title and Deposited Plan is provided as **Appendix 1**.

The development plans depict the proposed layout of the development. A copy of the development plans and elevations is provided as **Appendix 2**.

1.1 SUPPORTING DOCUMENTATION

To inform and support the design of the proposed development, additional supporting documents have been prepared and included in this submission as summarised in the below table.

DOCUMENT	PREPARED BY	DATE
Development Plans	Meyer Shircore	Feb 2025
Landscape & Outdoor Play Area Plan	Childscapes	Feb 2025
Traffic Impact Statement	Uloth & Associates	Feb 2025
Waste Management Plan	Talis Consultants	Feb 2025
Acoustic Report	SLR Consulting	Feb 2025

2. SITE AND CONTEXT

The subject site has a total area of 4,044m^2 and has a total of four (4) frontages. These frontages are to Celestial Drive measuring 48.77 metres (north), Withers Way measuring 52.03 metres (west), Clydesdale Road measuring 48.05 metres (east) and Donald Drive measuring 52.79 metres (south).

The site is vacant and is characterised by the presence of low-lying grass across. The land is relatively flat.

The property is located within an established residential area to the north, south, east and west. The established residential area is predominantly characterised by single houses. Mckail Lake is located to the north-east of the site, within approximately 50 metres from the site.

As depicted above, the proposed development site will be located with access to four (4) street frontages and greater access to wider McKail locality.

Figure 2: Aerial of Site (subject site bordered blue)

3. PLANNING FRAMEWORK

3.1 LOCAL PLANNING SCHEME NO. 2

The subject site is zoned 'Commercial' under the City of Albany's Local Planning Scheme No. 2 (LPS 2). The objectives of the 'Commercial' zone are:

- *To provide for a range of shops, offices, restaurants/cafes and other commercial outlets in defined townsites or activity centres.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties within the streetscape in the locality.*

The site is also designated with an R20 residential coding.

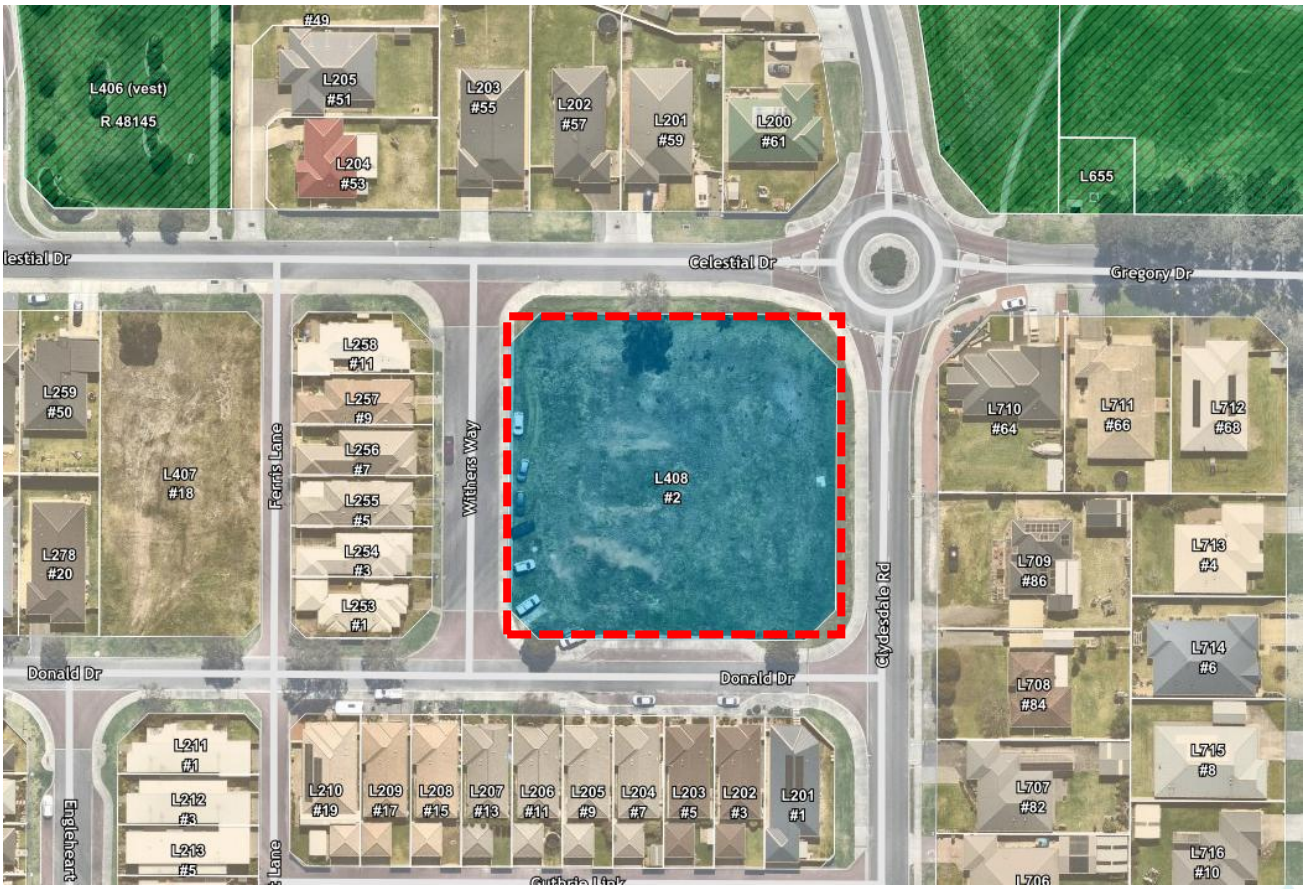


Figure 3: Local Planning Scheme Zoning - Commercial (subject site bordered red)

3.2 MCKAIL MODIFIED LOCAL STRUCTURE PLAN LOTS 1, 2 AND 3 SOUTH COAST HIGHWAY

The Western Australian Planning Commission adopted the McKail Modified Structure Plan on 22 November 2018. The modified Structure Plan included changes to the lot design, the road layout, the variety of residential density provided and the bushfire assessment. The purpose of the Structure Plan was to allow McKail to develop as one of the future urban growth areas in Albany. The subject site was part of Stage 1 of the Structure Plan.

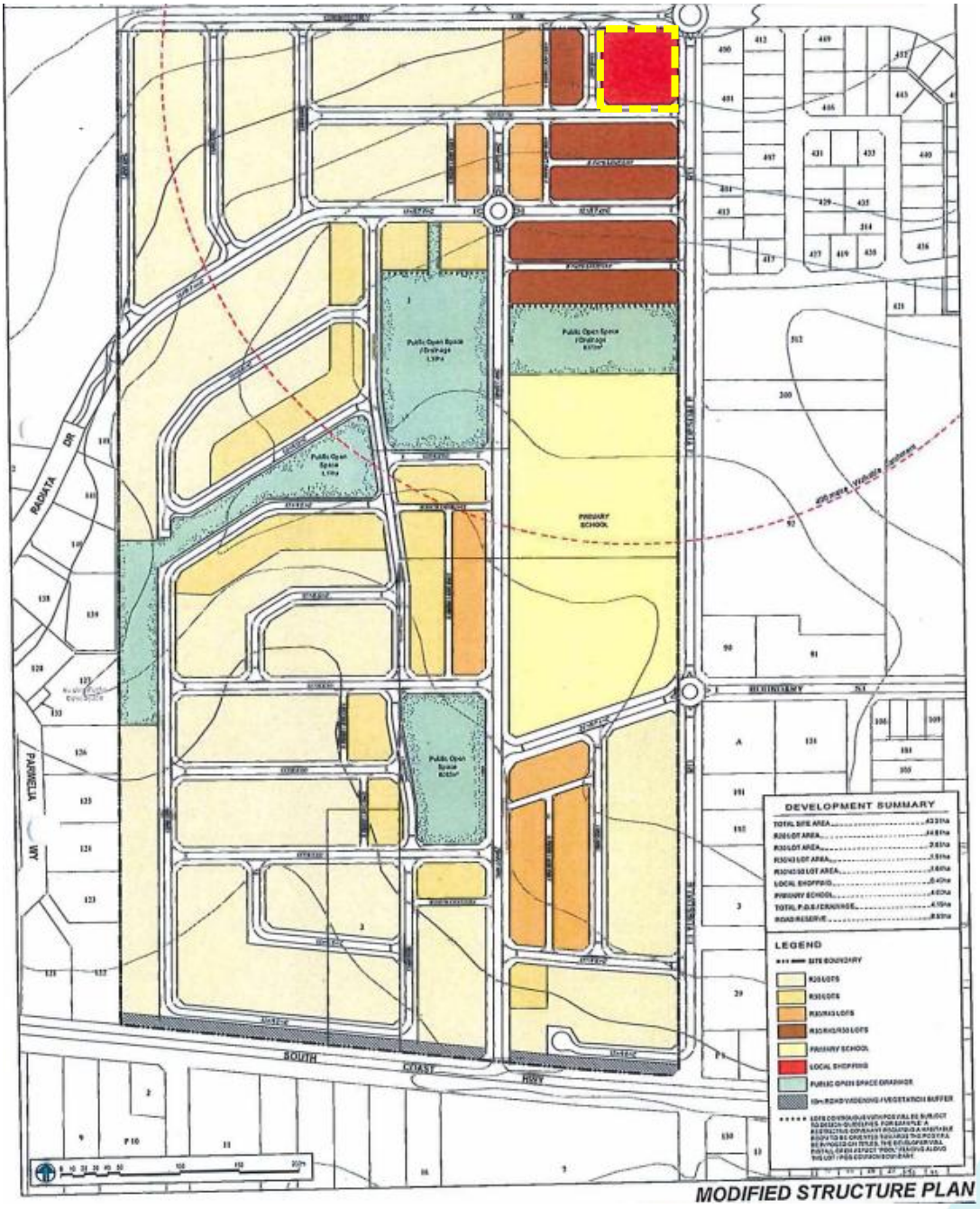


Figure 4: Adopted Local Structure Plan (subject site bordered yellow)

4. THE PROPOSAL

4.1 LAND USE PERMISSIBILITY

Division 2 – Land use terms used in Scheme in LPS 2 provides the relevant land use definitions for the land use classification of developments within the scheme area. It is considered that the relevant land use for the proposed development is:

- **Child Care Premises**: *means premises where –*
  (a) an education and care service as defined in the Education and Care Services National Law (Western Australia) s. 5(1), other than a family day care service as defined in that s., is provided; or
  (b) a child care service as defined in the Child Care Services Act 2007 s. 4 is provided.

- **Medical Centre**: *means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.*

- **Consulting Rooms**: *means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.*

The below table depicts the land use classification under the zoning table in LPS 2:

Land Use	Land Use Classification (Commercial Zone)
Consulting Rooms	P (permitted)
Medical Centre	D (discretionary)
Child Care Premises	A (advertised)

**P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;*
**D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;*
**A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;*

On this basis, it is understood that this development proposal will be advertised to neighbouring properties and relevant stakeholders for comment. Subject to the outcome of advertising, it is considered that this proposal can be supported.

4.2 ACTIVITIES AND OPERATION

The follow activities and operations are proposed:

OVERALL DEVELOPMENT

- Two (2) buildings, one being for a proposed medical centre and the other for a proposed child care premises.
- A total of 2 x two-way crossovers to service the development, one located along Withers Way on the western boundary and the other along Clydesdale Road on the eastern boundary.
- A total of 57 car parking spaces provided across the site to service both buildings in the development.
- Generously landscaped areas along all boundaries of the development site (comprising approximately xxm^2).

MEDICAL CENTRE/CONSULTING ROOMS

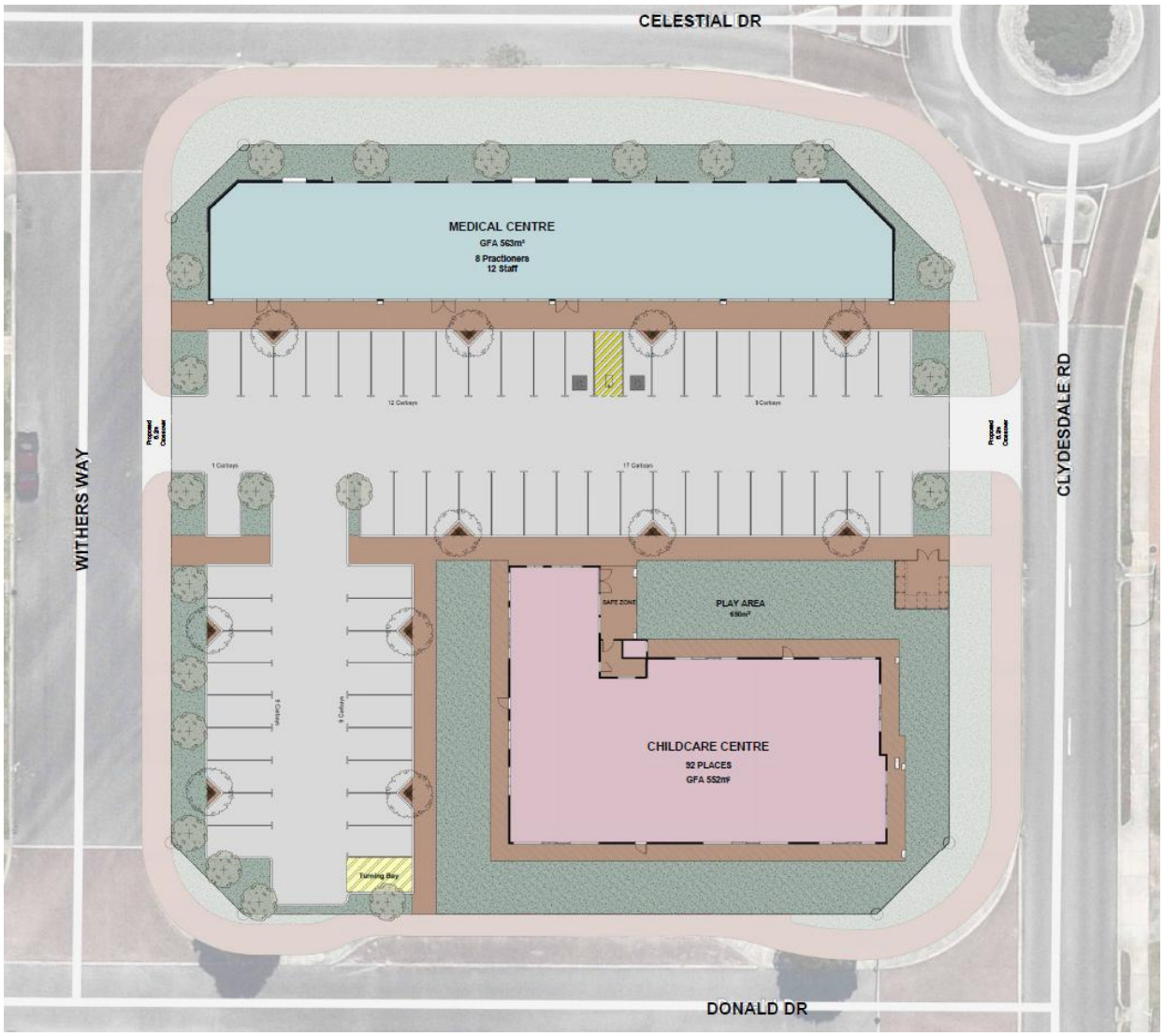
- A total of eight (8) practitioners and 12 staff is proposed for the medical centre.
- A Gross Floor Area of 563m^2 which accommodates a building with the following features:
    - A main entrance and reception area at the front of the development, oriented to the south of the building.
    - A physio tenancy comprising of 2 x practitioners and an NLA of 132m^2 which accommodates a reception area and waiting room, 2 x consulting rooms, an exercise space, an office, a storeroom, tea preparation area and toilet.
    - A GP Clinic tenancy comprising of 4 x practitioners and an NLA of 204m^2 which accommodates a reception and waiting area, 4 x consulting rooms, 1 x treatment room, an office, a tea preparation room, a storeroom and filing room and 2 x toilets.
    - 2 x medical tenancies each comprising of one practitioner and an NLA of 99m^2 which accommodates a reception and waiting area, 1 x consulting room and 1 x treatment room, a tea preparation room, an office, a filing room and a toilet.
- Days and hours of operation are Monday to Saturday, 8:00am to 6:00pm.

CHILD CARE PREMISES

- A gross floor area of 552m^2 which accommodates a building with the following features:
    - A main reception area at the front of the development.
    - 1 x 0-1 year old space to accommodate a maximum of 12 children in 39m^2 co-located with a cot room.
    - 1 x 1-2 year old space to accommodate a maximum of 20 children in 65m^2.
    - 1 x 2-3 year old space to accommodate a maximum of 30 children in 97.5m2.
    - 1 x 3+ year old space to accommodate a maximum of 30 children 97.5m^2.
    - A meeting room, staff room, laundry room, kitchen, a storeroom to service each of the child care rooms, a drying area and toilets throughout the building for children and staff.
- An outdoor play area of 650m^2.
- A maximum of 92 children and 19 staff.
- Days and hours of operation are Monday to Friday, 6:30am to 6:30pm.

4.3 SITE DESIGN & LAYOUT

The below image depicts the proposed configuration of the development site. As depicted in the below image, the development site is comprised of two proposed buildings and a central car park, with access to the car park taken from Withers Way to the west and Clydesdale Road to the east.



As the subject site is zoned Commercial, any proposed development must be assessed against the Commercial zone Development Standards in Schedule 5 – Table 12 under LPS 2. The below table provides an assessment of the proposed development against the relevant provisions of Schedule 5 – Table 12.

PROVISION	ASSESSMENT COMMENT
(1) The following general additional requirements apply to development in the Commercial zone.	
Setbacks	
(1) Primary Street Setback: 3m (2) Side and rear setbacks: Nil	It is considered that Donald Drive is the primary street. The proposed child care premises is setback 6 metres from Donald Drive and can be supported.
Landscaping	
(i) 10% of the site area is to be landscaped. (ii) Dense tree and under-storey planting are required at the boundary of a Commercial zone, which adjoins residential development.	A Landscaping Plan for the whole development has been prepared and is provided as **Appendix 3**. 404m^2 of the site is required to be landscaped. 406m^2 is proposed to be landscaped and therefore complies with the landscaping provision of the Commercial zone.
Plot Ratio	
(ii) Max plot ratio of 0.8 for the Commercial zone.	LPS 2 defines plot ratio as the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located. The subject site has a total area of 4,044m^2. The maximum plot ratio for the site is therefore 3,235.2m^2. A total plot ratio area for the two proposed buildings is 1,115m^2. On this basis, the proposed development complies with the plot ratio provision for the Commercial zone.
Building Design	
(i) Development in the Commercial zones is to be considerate of the following: (1) Landscape quality; (2) Sustainability - energy efficient design measures; (3) Appealing design and surveillance to the street and to open space areas; (4) Mixture of material and design features for street and open space facades; (5) Where residential and commercial is proposed within the one building, commercial is to be located at street level; (6) Earthworks, including fill, excavation and retaining; (7) Setting back from the street any third story.	The proposal meets these provisions for the following reasons: • Both buildings have a generous northern aspect which enhances access to natural sunlight and winter sun. • Neither building will cast a shadow over the other. • All buildings have frontages that address the adjoining street. • All buildings are designed to ensure passive surveillance to the street is possible. • Both buildings are surrounded by generous open areas which provide for meaningful landscaping. • The proposed design of medical centre features a modern and functional architectural design, characterised by clean lines, contemporary materials and combination of textures. The façade and materiality consist of a combination of smooth

	corrugated cladding which adds texture and a modern industrial feel. The curved corner accents soften the structure's edges, providing a contemporary touch. Large glass windows provide transparency and natural light. The combination of curved elements with straight lines gives a distinctive, dynamic visual identity to the development. • The proposed child care premises features a modern and inviting architectural design with a focus on functionality, safety and aesthetics. The child care premises consists of a single-storey main structure with a curved roof design, creating a welcoming contemporary look. Similarly to the medical centre, the design incorporates a mix of materials including smooth and corrugated cladding, for a modern industrial aesthetic. The curved roof and extended eaves provide both shade and a soft, organic feel. The main structure has a curved semi-barrel roof, enhancing the dynamic look. Large windows and sliding doors allow ample natural light. A secure perimeter fence encloses the outdoor play areas, ensuring safety. The design and layout ensures functionality, security, and accessibility while maintaining an attractive and professional appearance.
Traffic Impact	
(i) Traffic Impact Assessments may be required for applications that have the potential to substantially increase the amount of vehicular traffic in the local area.	Discussed in further detailed under **Parking and Traffic** below.
Noise	
(i) Design measures such as parapet walls and or limitation on operating hours may be necessary for noisy activities adjacent to residential land use.	Discussed in further detail under **Noise** below.
Shop Design	
(i) Shopping centres shall provide amenity through provision of the following. (ii) Long, relatively blank building facades to any public building space are not acceptable.	No blank facades to any of the building is proposed, rather all have active frontages as they incorporate windows. It is not possible for the proposed medical centre building to provide a minimum of 50% of the façade

(iii) A minimum of 50% of the area of a building façade at ground level facing a street or public space including a car park shall be comprised of windows or glazed doors. Note: The term 'at ground level' shall mean the lowest 2 m of building façade measured above the footpath level.	oriented towards Celestial Drive to with windows or glazed doors due to security and privacy requirements for patients.
Net Lettable Area	
(i) The maximum net lettable area for a shopping centre development in Neighbourhood Centre zone areas shall be in accordance with the Table 17.	Not applicable – relates to shopping centres only.

4.4 PARKING AND TRAFFIC

4.4.1 Parking

Table 15 of LPS 2 provides the relevant car parking ratio for each land use. The below table provides an assessment against the relevant ratio for the medical centre, consulting room and child care premises land uses proposed in the development.

LAND USE	CAR PARKING RATIO	REQUIRED	PROVIDED
Consulting Rooms	*3 bays per practitioner + 1 bay per 3 employees*	12 staff – 4 bays 8 practitioners – 24 bays required Total of 28 bays required	57 bays provided
Medical Centre	*As per Consulting rooms*		
Child Care Premises	*1 bay per employee + 1 bay per 10 children*	92 children – 10 bays required 19 staff – 19 bays required Total of 29 bays	
	TOTAL	57 BAYS	57 BAYS

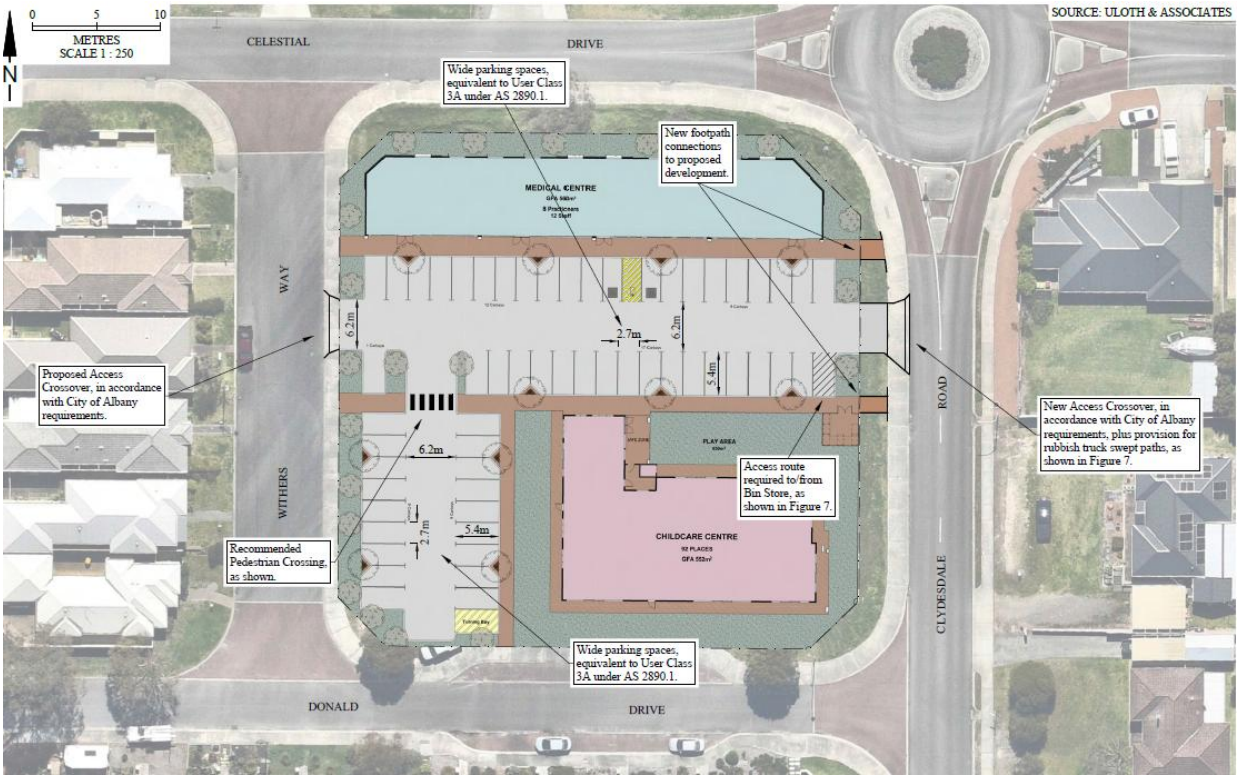
As the proposed development provides the exact number of car bays required for each land use it is considered the proposed car parking arrangements are adequate and can be supported.

4.4.2 Traffic

A Transport Impact Statement (TIS) report has been prepared by Uloth & Associates for the proposed development and is provided as **Appendix 4**. The TIS assessment concludes the following:

- It is estimated that the proposed Medical Centre will generate 280 vehicle trips per day, with 27 vehicle trips and 29 vehicle trips during the AM and PM peak hours, respectively.
- It is estimated that the proposed Child Care Premises will generate 370 vehicle trips per day, with 63 vehicle trips and 70 vehicle trips respectively, during the AM and PM peak hours.
- The combined trip generation for the overall development is therefore 650 vehicle trips per day, including 90 trips during the AM peak hour and 99 trips during the PM peak hour, but noting that this is also likely to reduce due to linked trips between the Medical Centre and the Child Care Premises.
- With a trip generation of less than 100 vehicle trips during both the AM and PM peak hours, the proposed development is therefore expected to have only a moderate impact on the existing road network.
- Additionally, it is also likely that a proportion of the total traffic generation will be 'passing trips' that are already on the road network, travelling to/from the surrounding residential areas. It is also expected that some trips will be linked with the pick-up and drop-off of children at the proposed future school on Clydesdale Road.
- A swept path analysis demonstrates that a 10.1 metre rubbish truck can enter the car park via Clydesdale Road and then exit on Withers Way, confirming that suitable access is provided.

- It is recommended to construct a proposed crossover on Clydesdale Road and Withers Way as depicted in the below image.



Based on the above, it is considered the additional traffic generated by the proposed development can be accommodated in the surrounding road network and can be supported.

4.5 NOISE

As the outdoor play are associated with the proposed Child Care Premises are adjacent to noise sensitive receivers (residential properties), an Acoustic Report has been prepared by SLR Consulting and is provided as **Appendix 5**.

The acoustic report has been prepared specifically to assess the impact of children's outdoor play on surrounding residents. Additionally, the report also assesses any noise emissions associated with the operation of the proposed development including mechanical services, delivery and waste services and carpark activity.

Based on the acoustic assessment, the following is recommended:

- The top edge of the solid parapet wall to the Medical Centre roof is at least above the top edge of the installed rooftop mechanical plant units.
- Ensure children in the outdoor areas are limited to half capacity.
- Implement operational aspects to outdoor play areas including ensuring staff monitor the behaviour and style of play of children to prevent particularly loud activities, soft finishes to be favoured to minimise noise impact, implement procedures to ensure crying and/or loud children are taken inside to be comforted and no amplified music is to be played outside.
- Consideration for the implementation of an operational noise management plan to address any community or neighbour concerns.

Based on the above and with these proposed implementation measures, the development's operation is compliant with the provisions of the *Environmental Protection (Noise) Regulations 1997* and can be supported.

4.6 BIN STORAGE AREAS AND WASTE MANAGEMENT

A Waste Management Plan (WMP) report has been prepared by Talis Consultants and is provided as **Appendix 6**.

It is expected that the medical centre building will generate approximately 394L of refuse and 394L of recyclables per week. Additionally, it is expected that the proposed child care premises will generate 1,932L of refuse and 1,932L of recyclables per week. Therefore, the proposed development will require the following bins:

Medical Centre	Child Care Premises
• 1 x 660L refuse bin • 1 x 660L recycling bin	• 2 x 660L refuse bins • 2 x 660L recycling bins

The proposed method of waste disposal and collection is proposed:

- A private waste collection contractor will collect refuse and recyclables twice each week to ensure the bins in the bin store can be emptied throughout the week, using a rear loader waste collection vehicle.
- The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Clydesdale Road, turn into the Proposal in forward gear, and pull up directly opposite the Bin Storage Area for servicing.
- It is proposed that servicing will be conducted outside of the centre's operating hours (i.e., outside of peak hours) to allow the waste collection vehicle to utilise the carpark for manoeuvring and mitigate impacts on local traffic movements during peak traffic hours.
- Private contractor staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.
- Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning onto Withers Way moving with traffic flow.
- The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

Based on the above, it is considered the proposed arrangements can be accommodated at the site, and the proposal can be supported.

4.7 SIGNAGE

Local Planning Policy 1.3 Signs (LPP 1.3) provides the provisions applicable to signage in the City of Albany. Development approval for signage is required where the design seeks to vary from scheme or policy standards.

The below images depict the proposed location of the signs on the Medical Centre and Child Care Premises buildings.

MEDICAL CENTRE

- 4 x roof signs proposed above each tenancy, facing into the development's internal car park.
- 3 x wall signs along front of the building façade facing Celestial Drive.

CHILD CARE PREMISES

- 1 x roof/wall sign proposed above oriented towards the internal car park.

As depicted above, a total of eight (8) signs are proposed across the two (2) buildings. LPP 1.3 states the following for roof and wall signs:

> ***Roof sign***
> *A roof sign shall –*
> *a) not extend laterally beyond the external wall of the structure or building on which it is erected or displayed.*
> *b) not protrude above the highest ridge of the roof line.*
>
> ***Wall signs***
> *Wall signs should not –*

a) be displayed on the front façade of a building;
b) be closer than 1 metre from the front façade of the building to which it is attached.
c) In aggregate cover more than 25% of the wall's area up to a maximum of 15m2.

The proposed roof signs do not extend laterally beyond the external wall or roof structure or the building or protrude above the highest ride of the roof line.

The wall signs proposed for the medical centre are located on the front façade of the building however these are considered appropriate on the basis that they simply state the name of the medical centre and provide a point of orientation for visitors to the centre. Additionally, the façade of the building is ~50 metres in length which means that the proposed signage will not dominate the façade.

On this basis it is considered the proposed signage can be supported.

5. CONCLUSION

The proposed Child Care Premises and Medical Centre at 408 (No. 2) Donald Drive, McKail, represents a well-planned and strategically located development that will provide essential community services to a growing residential area. This proposal aligns with the City of Albany's Local Planning Scheme No. 2 and the Commercial Zone requirements, ensuring that the development contributes positively to the area's social and economic needs while adhering to the provisions of the planning framework.

The design of the project includes two well-integrated buildings with modern architectural elements that enhance the surrounding streetscape. Careful consideration has been given to functional and operational aspects such as traffic management, noise mitigation, and waste disposal to minimise any potential adverse impacts on nearby residents. These assessments confirm that the proposal is viable and can be effectively accommodated within the existing infrastructure.

Furthermore, the inclusion of both a child care centre and a medical centre within the same development ensures that families and individuals in the community have convenient access to essential services. The provision of sufficient parking and well-planned landscaping further supports a safe, accessible, and aesthetically pleasing environment.

Given the proposal's compliance with planning policies, its alignment with local development strategies, and the benefits it brings to the community, this development is considered to be a valuable addition to the McKail area. It is recommended that the application be approved, subject to standard conditions and any necessary stakeholder consultation to ensure smooth implementation.

APPENDIX 1

CERTIFICATE OF TITLE & DEPOSITED PLAN

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2717	**119**

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.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 408 ON DEPOSITED PLAN 61739

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN LAND AUTHORITY OF LEVEL 2 40 THE ESPLANADE PERTH WA 6000
(T O743130) REGISTERED 21/5/2021

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

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:

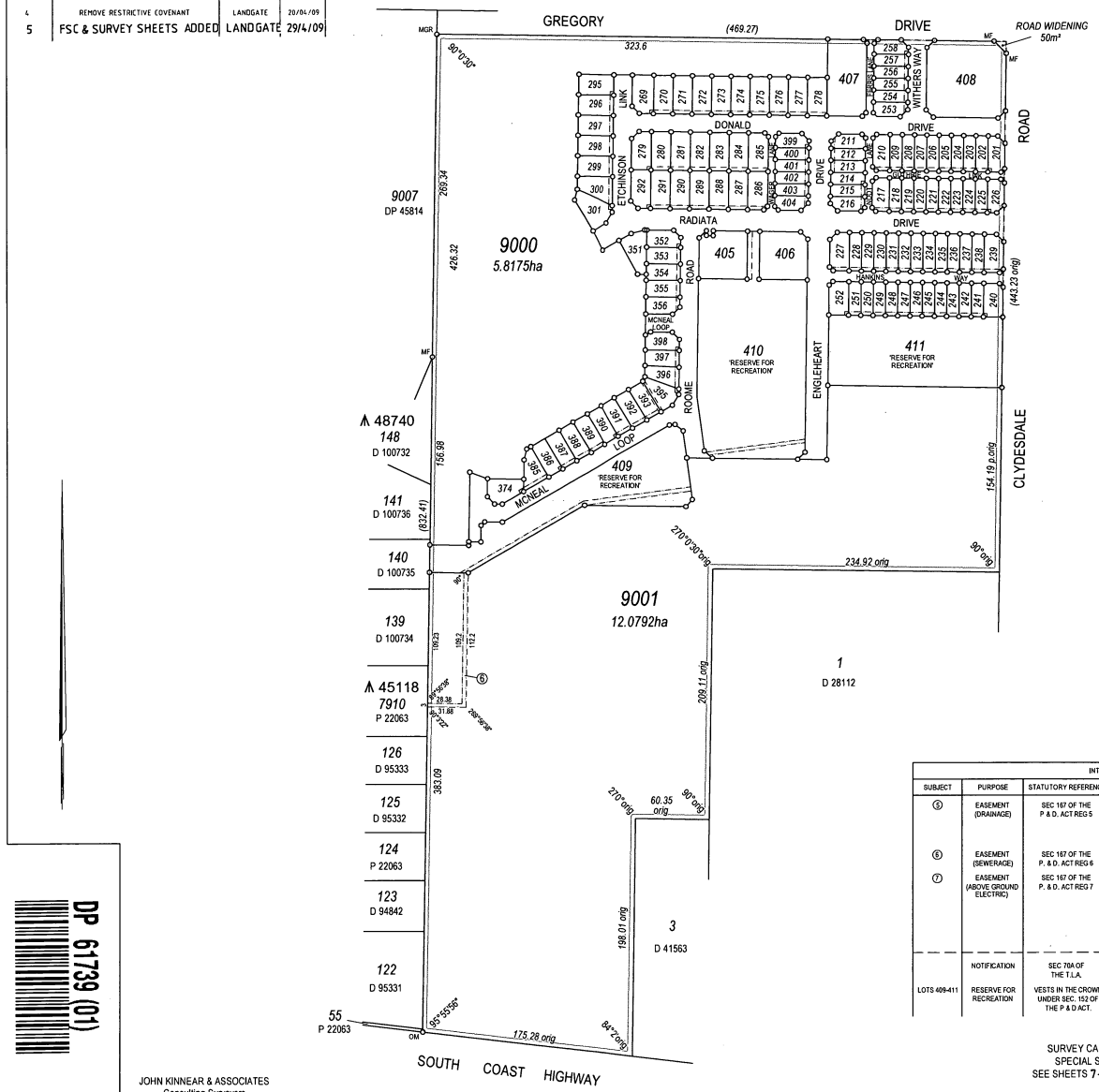
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP61739
PREVIOUS TITLE:	504-143A
PROPERTY STREET ADDRESS:	2 DONALD DR, MCKAIL.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY
RESPONSIBLE AGENCY:	WESTERN AUSTRALIAN LAND AUTHORITY

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	J. KINNEAR	13/02/09
3	ADDITIONAL WATER CORP EASEMENT	J. KINNEAR	23/03/09
4	REMOVE RESTRICTIVE COVENANT	LANDGATE	20/04/09
5	FSC & SURVEY SHEETS ADDED	LANDGATE	29/4/09

FOR EASEMENT (7) DETAILS, SEE SHEET 6

SPECIAL SURVEY AREA SUBDIVISION



INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(5)	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D. ACT REG 5	THIS PLAN	LOTS 201-258, 269-292, 295-301, 352-356, 374, 385-393, 395-404 & 410	CITY OF ALBANY	
(6)	EASEMENT (SEWERAGE)	SEC 167 OF THE P. & D. ACT REG 6	THIS PLAN	LOTS 279-285, 393, 395, 409, 410 & 9001	WATER CORPORATION	
(7)	EASEMENT (ABOVE GROUND ELECTRIC)	SEC 167 OF THE P. & D. ACT REG 7	THIS PLAN	LOTS 214,219,223, 241,247,255 & 402	ELECTRICITY NETWORKS CORPORATION	
LOTS 409-411	NOTIFICATION RESERVE FOR RECREATION	SEC 70A OF THE T.L.A. VESTS IN THE CROWN UNDER SEC. 152 OF THE P & D ACT.	DOC. K 929 373 THIS PLAN	LOTS 405 - 408	CITY OF ALBANY	

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SHEETS 7-10 FOR SURVEY INFORMATION

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
PO BOX 253
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. 8495

DWG REF. 8495P

TYPE: FREEHOLD
PURPOSE: SUBDIVISION

PLAN OF

LOTS 201 - 258, 269 - 292, 295 - 301, 351 - 356, 374, 385 - 393, 395 - 411, 9000, 9001, ROADS, ROAD WIDENING, EASEMENTS

DISTRICT: PLANTAGENET
TOWNSITE:
FILE:
LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: McKAIL
INDEX ON: BK26 (2) 08.07 & 08.08 & BK26 (10) 02.02

SSA : YES
FORMER TENURE: LOT 2 ON DIA 28112 C/T 504-143A
FIELD BOOK: 108128

SCALE (AT A2) ALL DISTANCES ARE IN METRES: 1:2500 (A2) 0 25 50 75 100 125

SURVEYOR'S CERTIFICATE - Reg 54
I, J. KINNEAR hereby certify that this plan is accurate and is a correct representation of the –
(a) *survey; and/or
(b) *calculations from measurements, undertaken for the purpose of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
[* delete if inapplicable]
John Kinnear 2009.03.24 11:51:35 +09'00'
Licensed Surveyor Date

SURVEYOR'S CERTIFICATE - Compiled
I, hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.
Licensed Surveyor Date

SURVEY FIRM: JOHN KINNEAR & ASSOCIATES

LODGED DATE: 21-Nov-08
FEE PAID: $6731.00
ASSESS No: 4559674

TYPE OF VALIDATION
FULL AUDIT:
LEGAL COMPONENT: A. James
DOCKET: 1682-2005/11 24/3/2009
CERTIFIED CORRECT: A James
I.S.C.
F.S.C.: 92-2009

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE: 132853
DELEGATED UNDER S.16 P&D ACT 2005
DATE: 23.4.2009

IN ORDER FOR DEALINGS

SUBJECT TO
Sec 152, Sec 167, Sec 168(1)(2) & Sec 168(3) of P & D Act & Sec 70A of TLA.

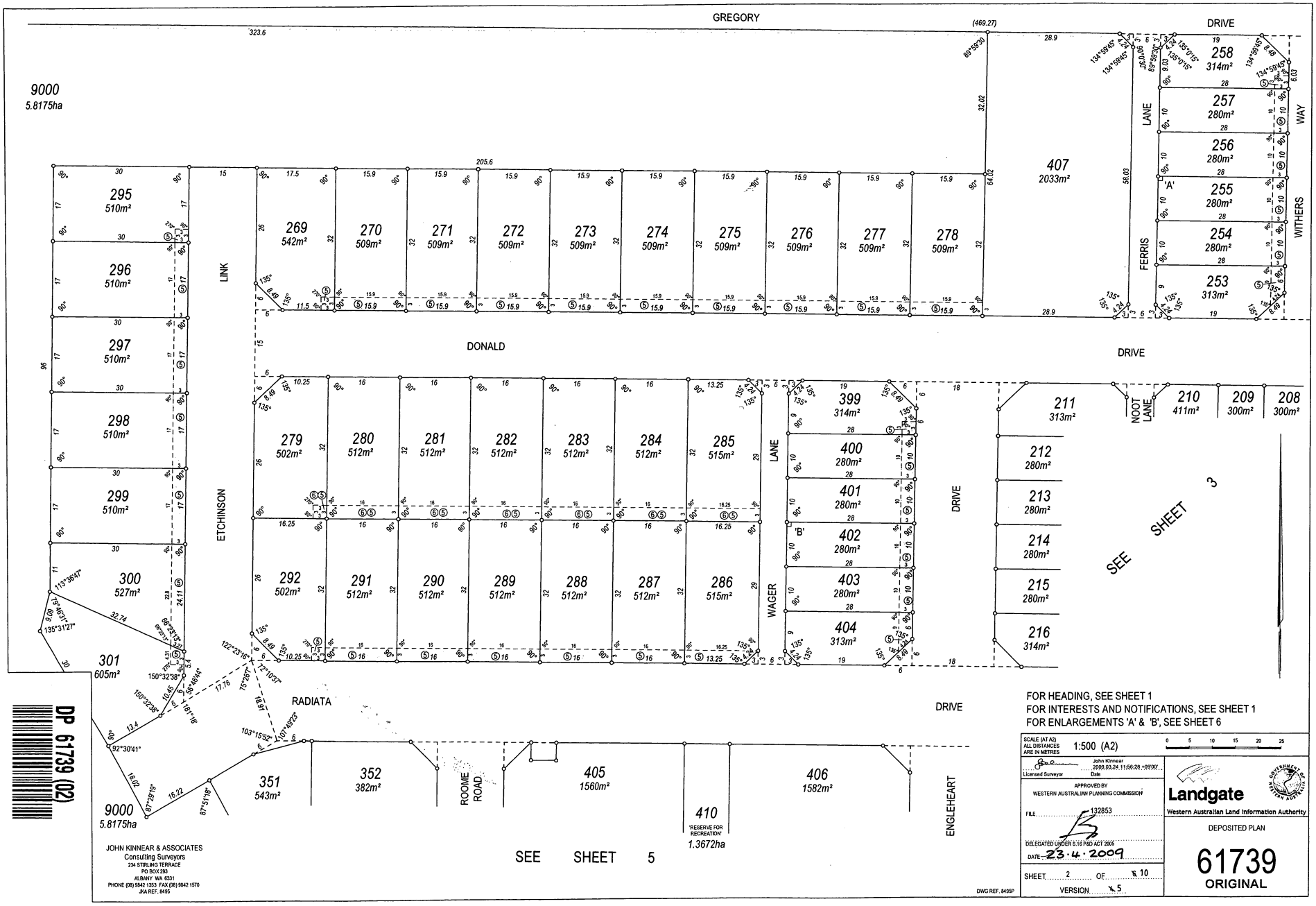
J. Chernowski 29.4.09
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

APPROVED - REG 26A (4)
APPROVED 5-5-2009
INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
61739
ORIGINAL
SHEET 1 OF 10
VERSION 5

DP 61739 (01)



DP 61739 (02)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
PO BOX 283
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. 8495

DWG REF. 8495P

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'A' & 'B', SEE SHEET 6

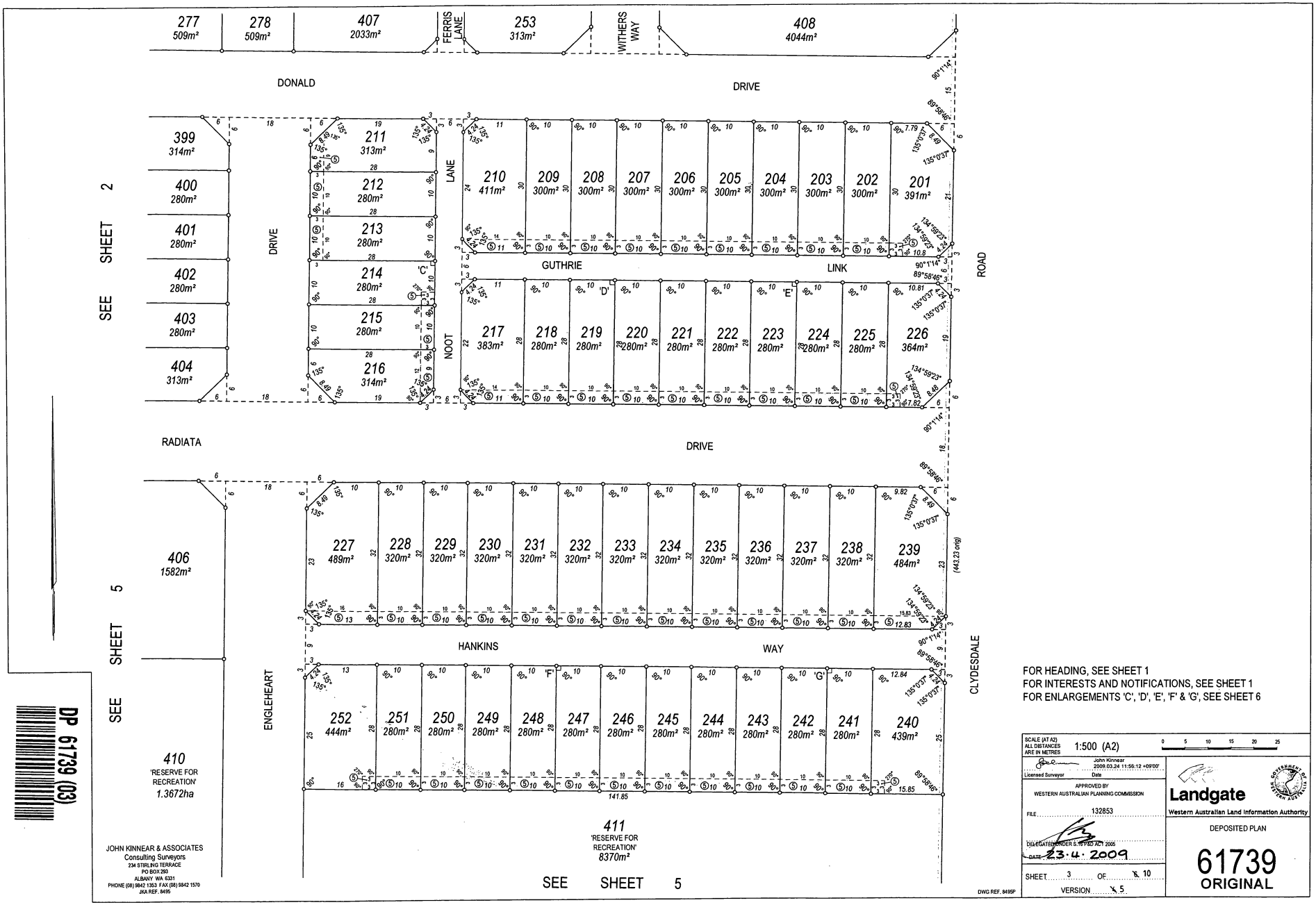
SCALE (AT A2) 1:500 (A2)
ALL DISTANCES ARE IN METRES
0 5 10 15 20 25

Licensed Surveyor: John Kinnear 2009.03.24 11:56:28 +09'00' Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 132853
DELEGATED UNDER S.16 P&D ACT 2005
DATE 23.4.2009
SHEET 2 OF 10
VERSION 5

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
61739
ORIGINAL



FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'C', 'D', 'E', 'F' & 'G', SEE SHEET 6

DP 61739 (03)

JOHN KINNEAR & ASSOCIATES
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JKA REF. 8495

DWG REF. 8495P

SCALE (AT A2) 1:500 (A2)
ALL DISTANCES ARE IN METRES
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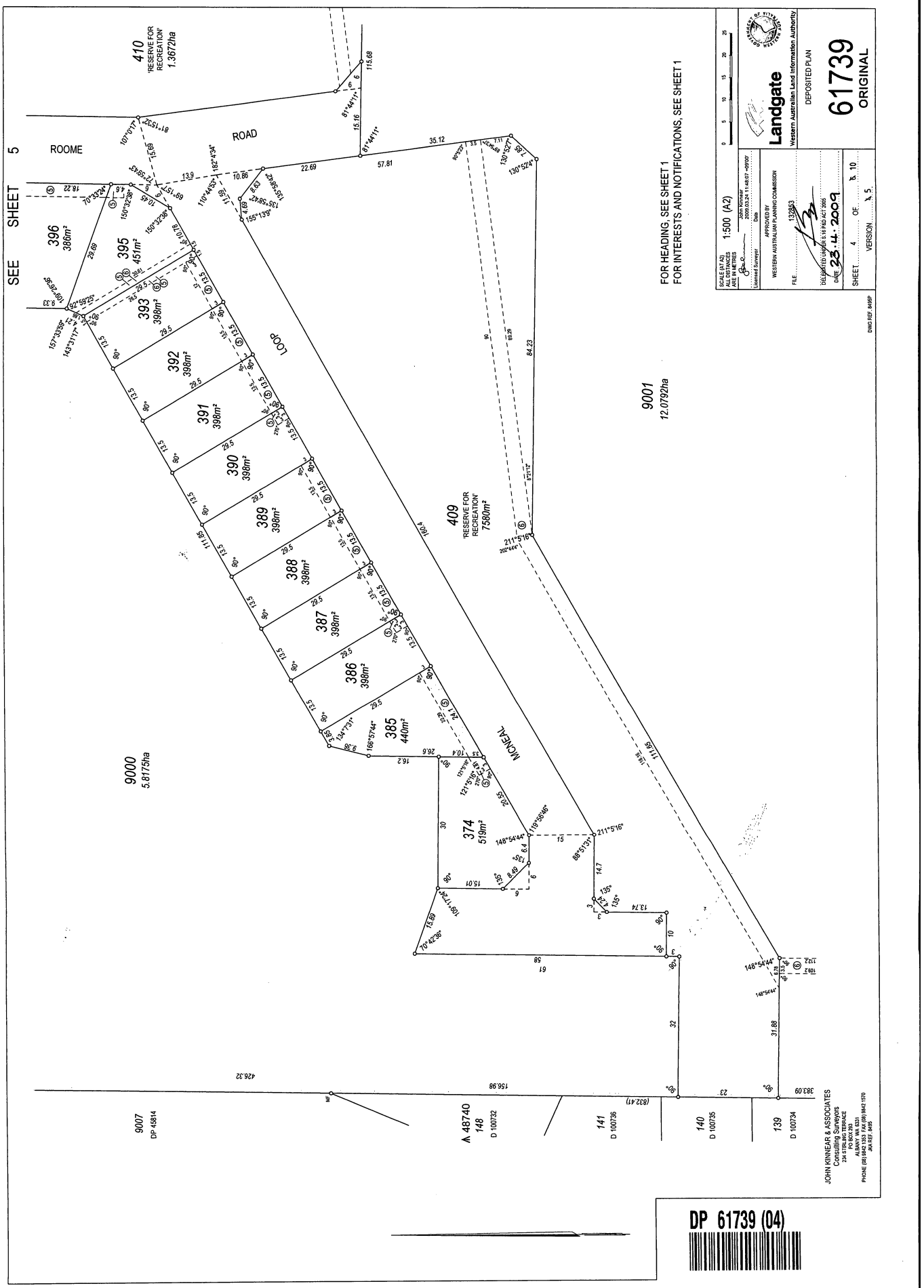
John Kinnear 2009.03.24 11:56:12 +09'00'
Licensed Surveyor Date

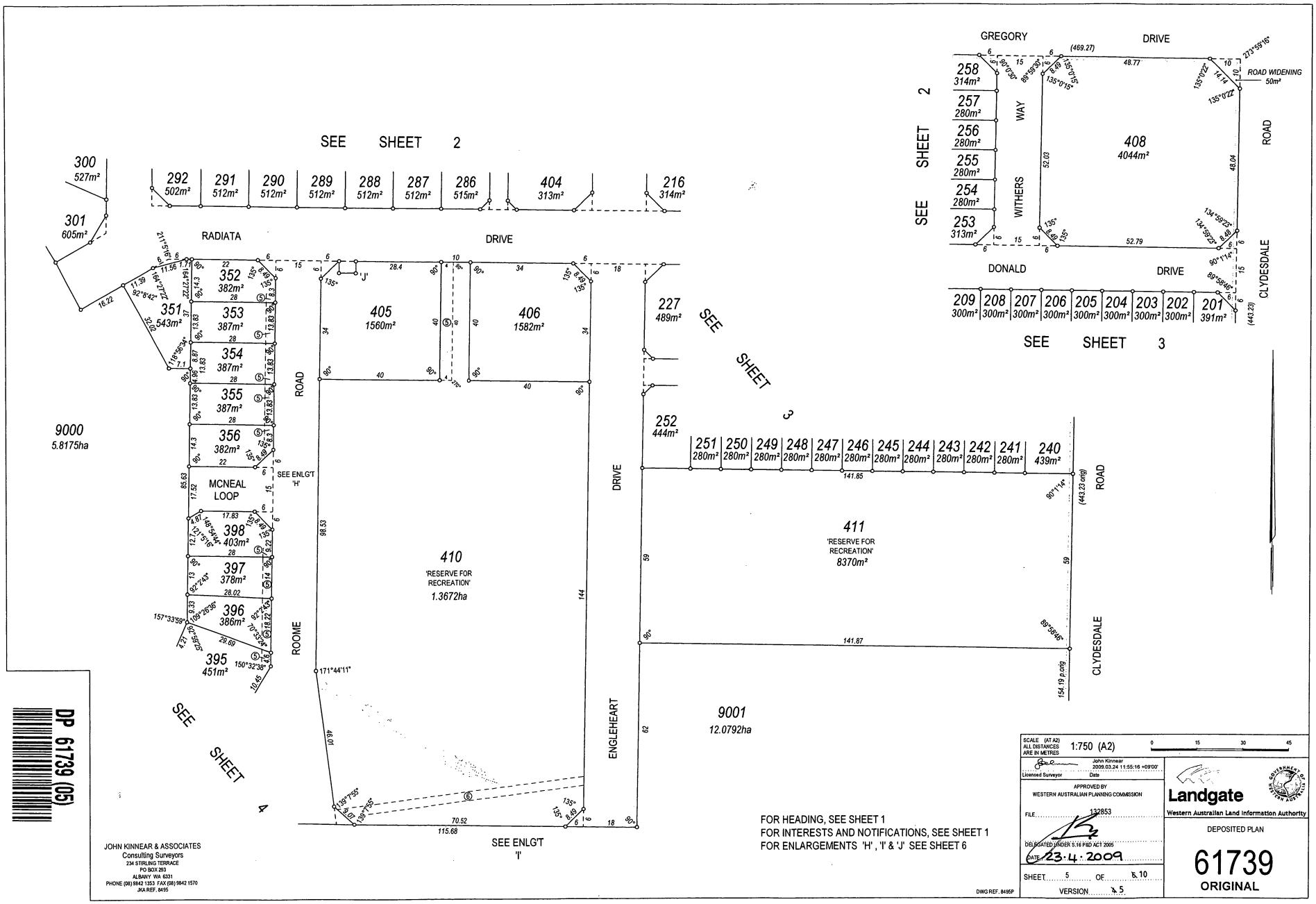
APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 132853
DELEGATE UNDER S.16 PRO ACT 2005
DATE 23.4.2009

SHEET 3 OF 8 10
VERSION 5

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
61739
ORIGINAL





DP 61739 (05)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
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PO BOX 263
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. 8495

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'H' , 'I' & 'J' SEE SHEET 6

DWG REF. 8495P

SCALE (AT A2) 1:750 (A2)
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John Kinnear 2009.03.24 11:55:16 +09'00'
Licensed Surveyor Date

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WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 133853
DELEGATED UNDER S.16 PAD ACT 2005
DATE 23.4.2009

SHEET 5 OF 10
VERSION 4.5

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
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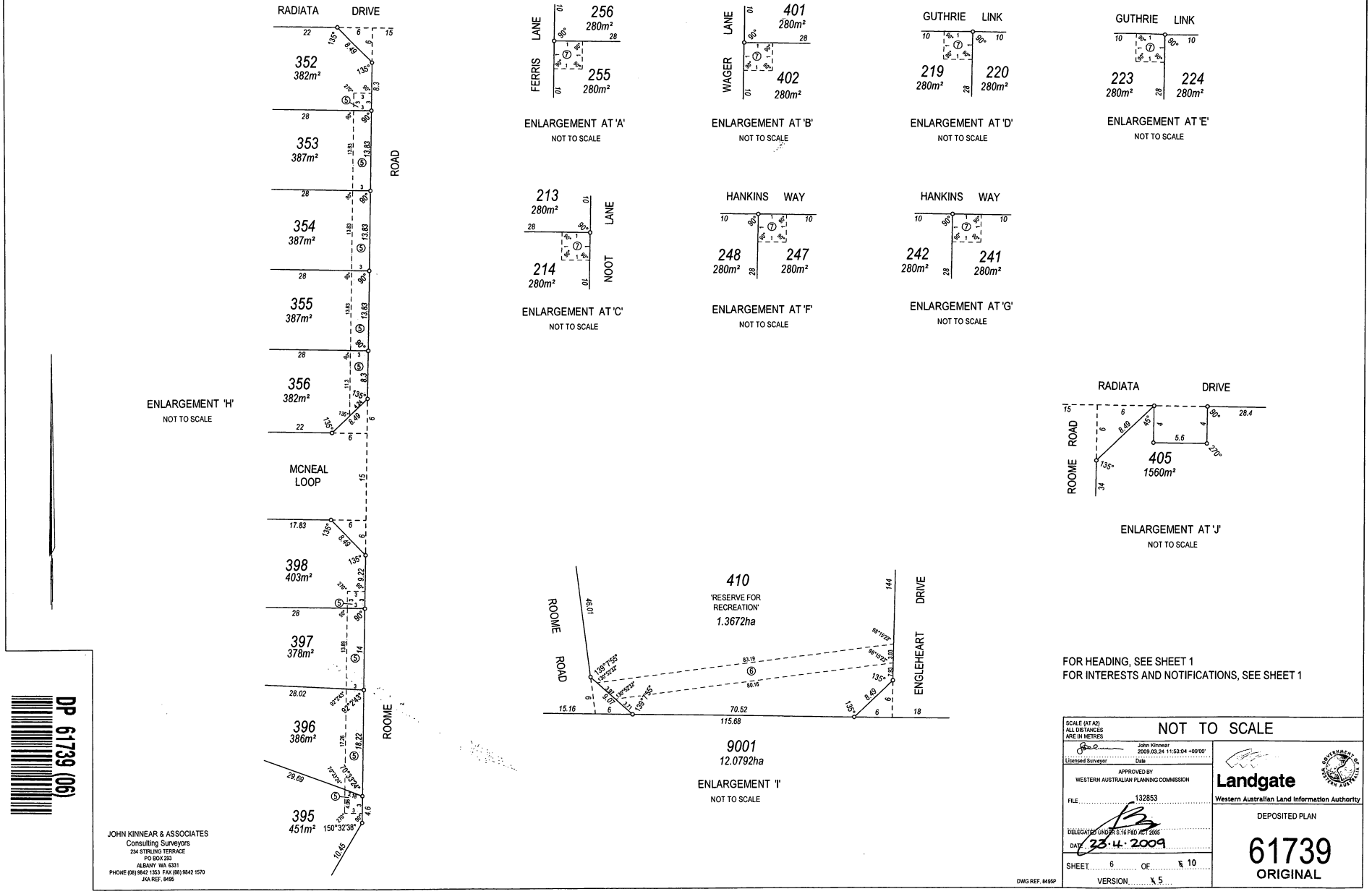
ORIGINAL



DP 61739 (06)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
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PO BOX 293
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. 8495

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1

SCALE (AT A2) NOT TO SCALE
ALL DISTANCES ARE IN METRES

John Kinnear 2009.03.24 11:53:04 +09'00'
Licensed Surveyor Date

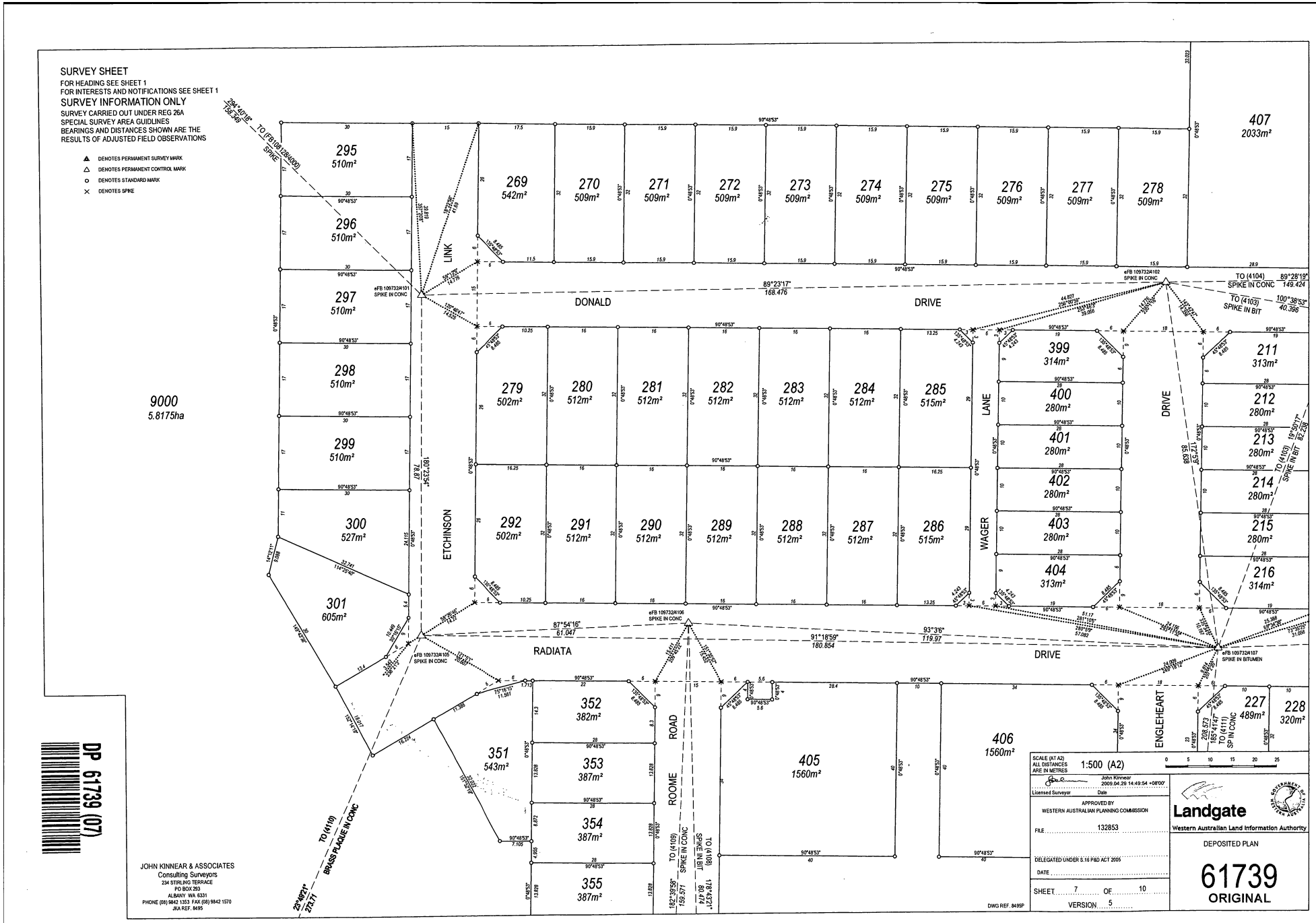
APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 132853
DELEGATED UNDER S.16 P&D ACT 2005
DATE 23.4.2009

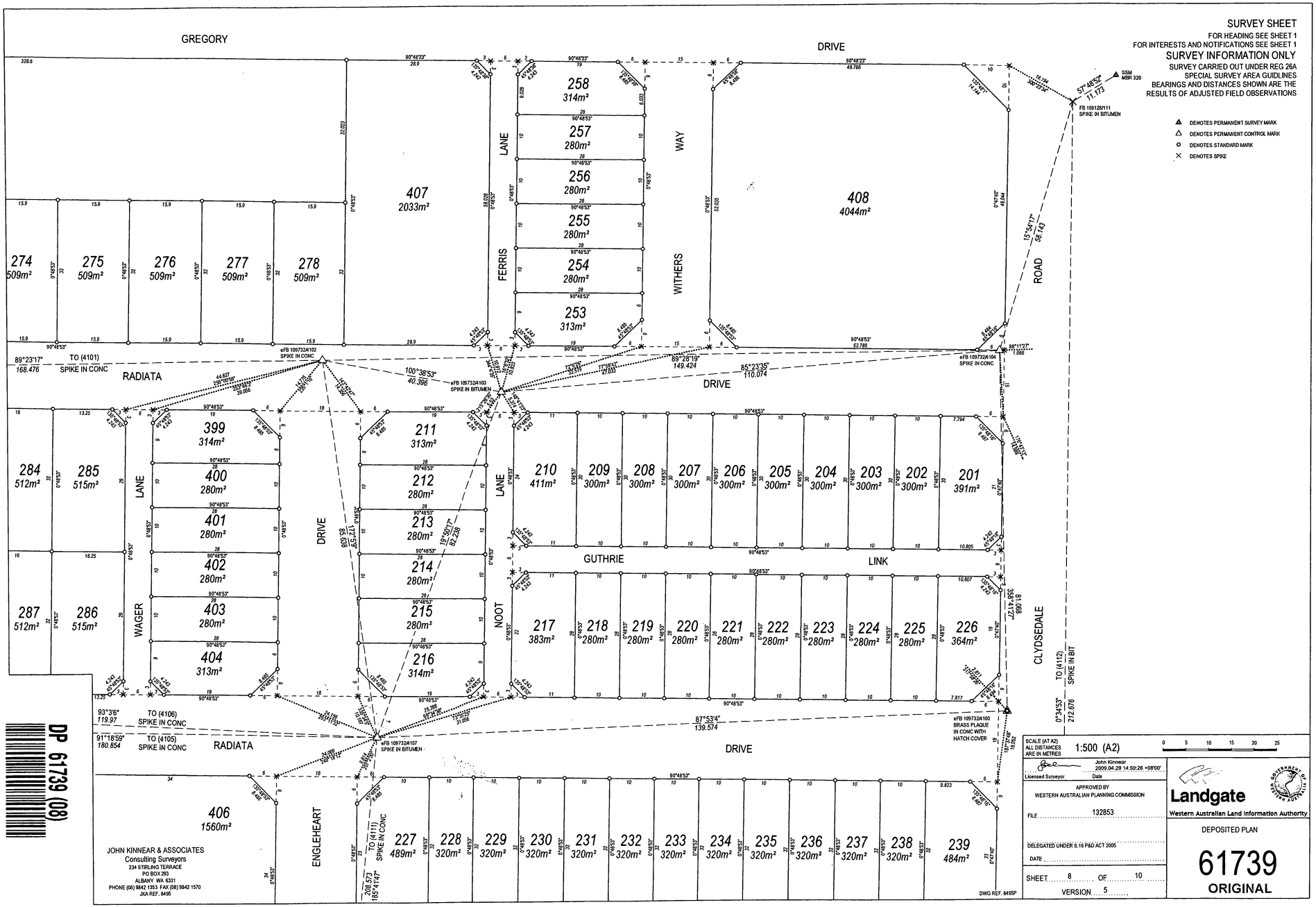
SHEET 6 OF 10
VERSION 5

DWG REF. 8495P

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
61739
ORIGINAL





SURVEY SHEET
FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDLINES
BEARINGS AND DISTANCES SHOWN ARE THE RESULTS OF ADJUSTED FIELD OBSERVATIONS

▲ DENOTES PERMANENT SURVEY MARK
△ DENOTES PERMANENT CONTROL MARK
○ DENOTES STANDARD MARK
× DENOTES SPIKE

SCALE (AT A2) ALL DISTANCES ARE IN METRES 1:500 (A2)

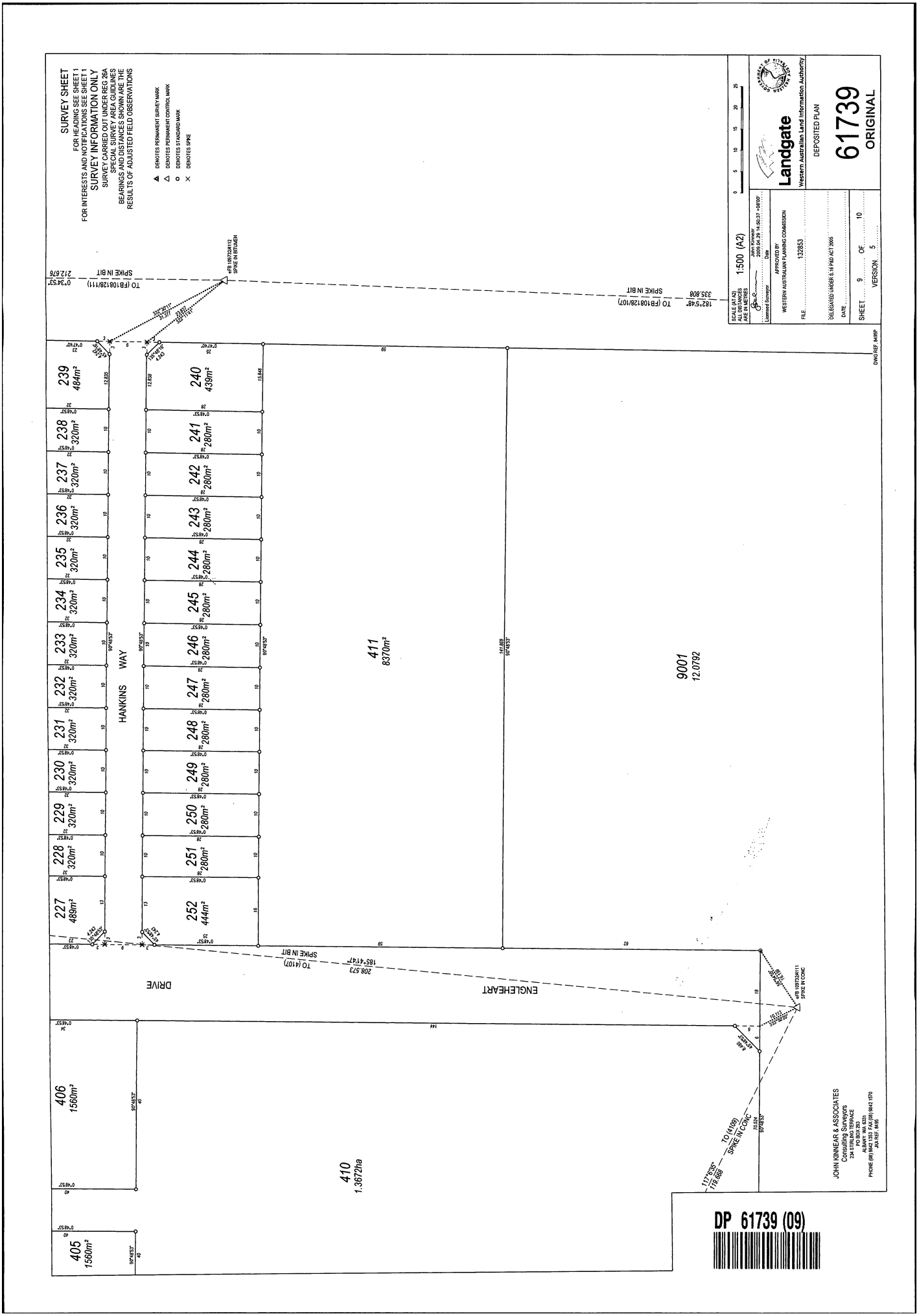
John Kinnear 2009.04.28 14:50:26 +08'00'
Licensed Surveyor Date

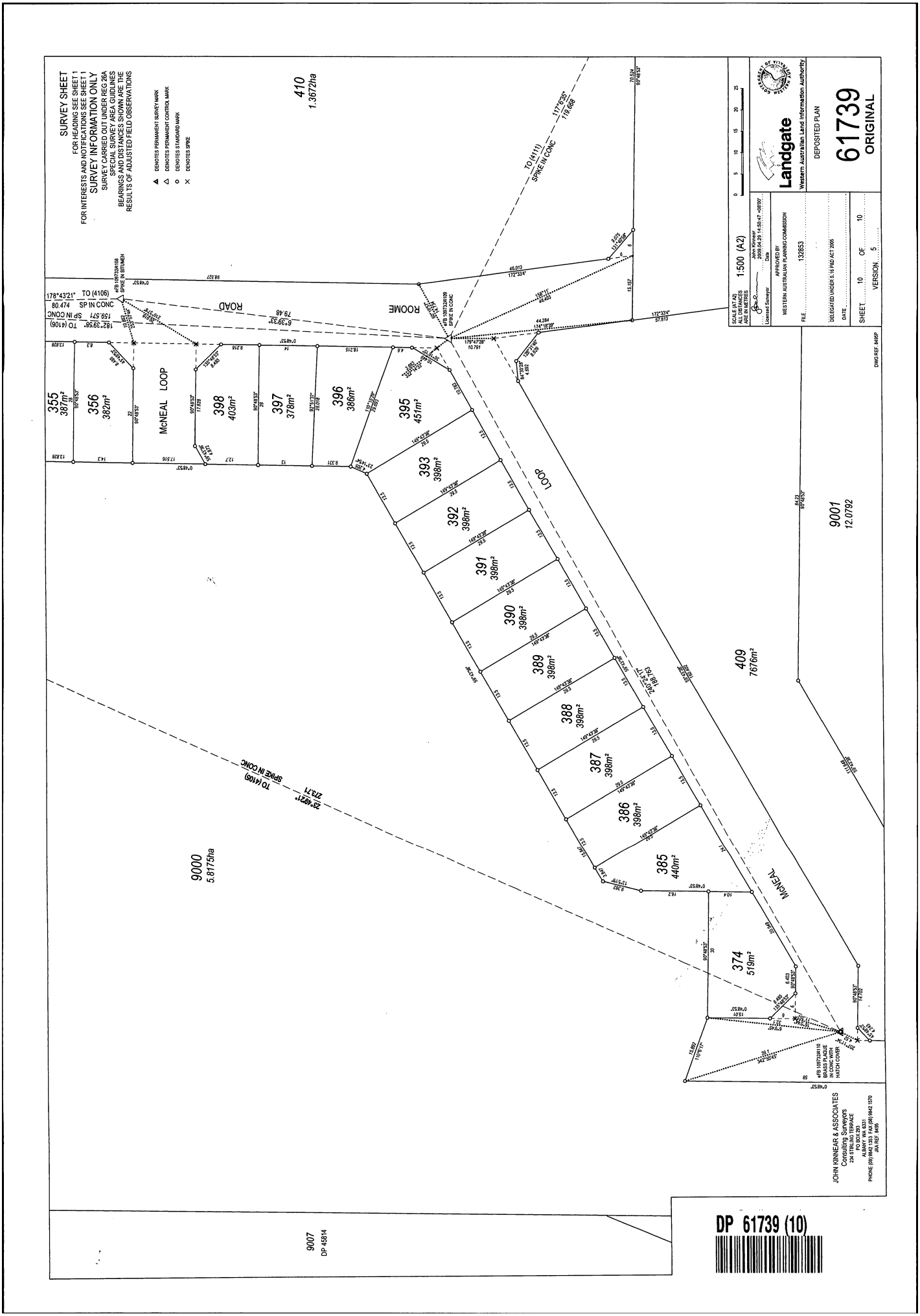
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 132853
DELEGATED UNDER S.16 P&D ACT 2005
DATE
SHEET 8 OF 10
VERSION 5

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
61739
ORIGINAL

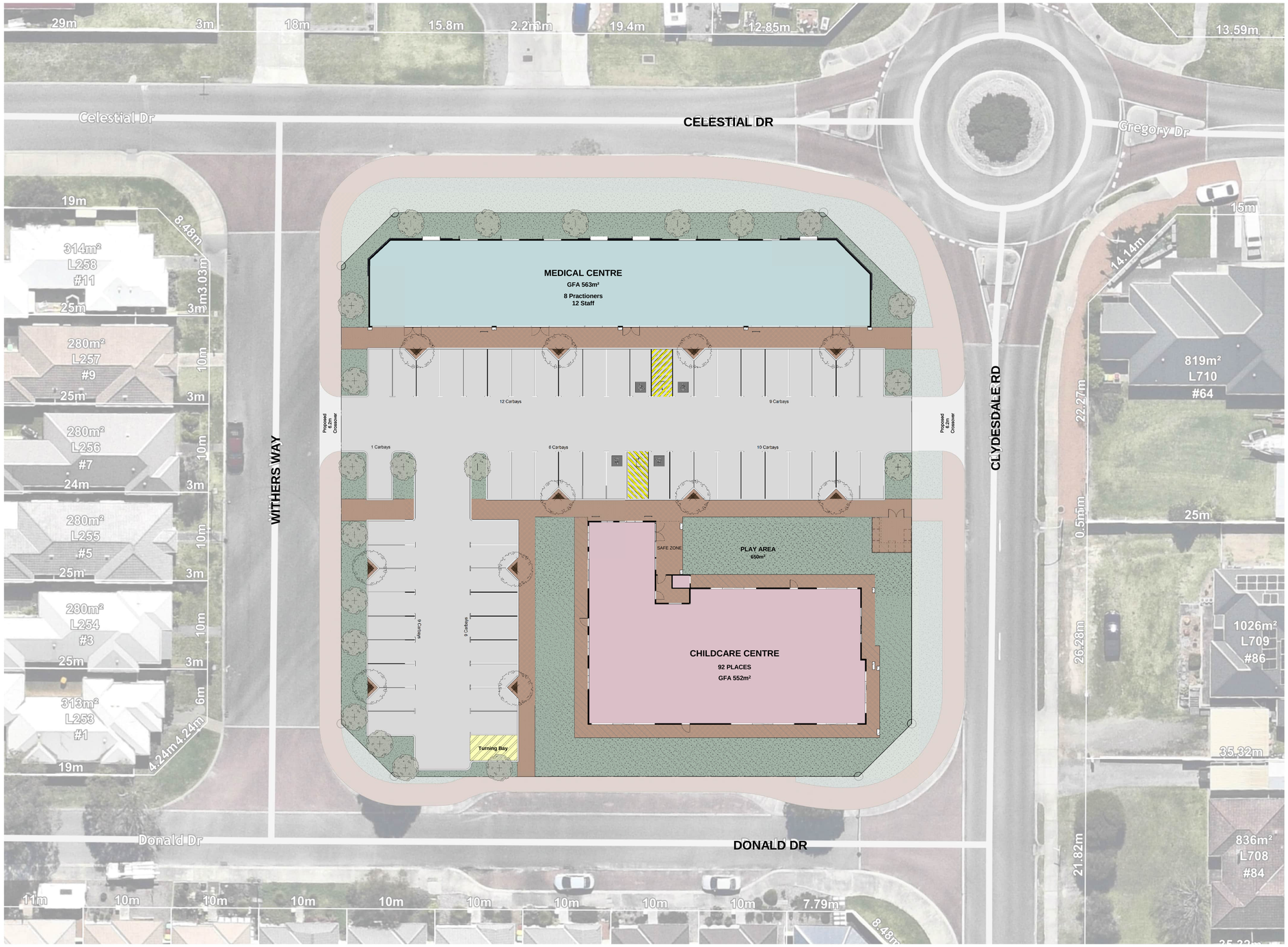
DP 61739 (08)





APPENDIX 2

DEVELOPMENT PLANS AND ELEVATIONS



SITE PLAN

SCALE: 1 : 200

SITE CRITERIA

1. Site Area
a. Site Area — **4,044m²**

2. Landscaping
a. Required 10% of Site Area — **404m²**
b. Provided — **406m²**

3. Floor Area (GFA)
a. Childcare — 552m²
b. Medical 1 — 563m²
Total — **1,115m²**

4. Carparking
i. Cars Required

a. Childcare	1 per 10 Places	9.2 Cars
	1 per Staff	19 Cars
b.Medical (12 Staff)	1 per 3 Staff	4 Cars
	3 per Practioners	24 Cars
Total Car required		**56.2 Cars**

ii. Cars Provided
Total Car provided — **56 Cars**

iii. Bikes Provided
Total Bicycle provided — **8 Bicycle**

Landscaping
A. Soft Landscaping
Defined as vegetative landscaping.

Gross Floor Area : GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Nett Floor Area
B. Definition of Gross Floor Area is defined as:
i GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
ii GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls

Nett Floor Area : NFA
A. Nett Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

SITE DESIGN CHECKLIST

- [ ] 1. SEWER MAINS LOCATION TO BE DETERMINED
- [ ] 2. FIRE MAINS PRESSURE TEST REQUIRED
- [ ] 3. FIRE TANKS OR PUMPS TO BE DETERMINED
- [ ] 4. WESTERN POWER TRANSFORMER LOCATION TO BE DETERMINED
- [ ] 5. CROSSOVER & ACCESS TO STREET TO BE DETERMINED BY LOCAL AUTHORITY
- [ ] 6. FULL FEATURE SITE SURVEY REQUIRED
- [ ] 7. DIAL BEFORE YOU DIG REQUIRED
- [ ] 8. BUSHFIRE ATTACK LEVEL (BAL) TO BE DETERMINED
- [ ] 9. STREET POWER POLES TO BE DETERMINED
- [ ] 10. SITE ZONING & USE TO BE DETERMINED

NOTE: Any of the following items that do not have an 'X' in the provided square require determination.

LEGEND

- BUILDING FOOTPRINT - MEDICAL
- BUILDING FOOTPRINT - CHILDCARE
- EXTENT OF BITUMEN PAVING
- EXTENT OF BRICK PAVING / CONCRETE PAVING
- EXTENT OF LANDSCAPING

meyer shircore architects

PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL
FOR : STRATEGIC PROPERTY GROUP

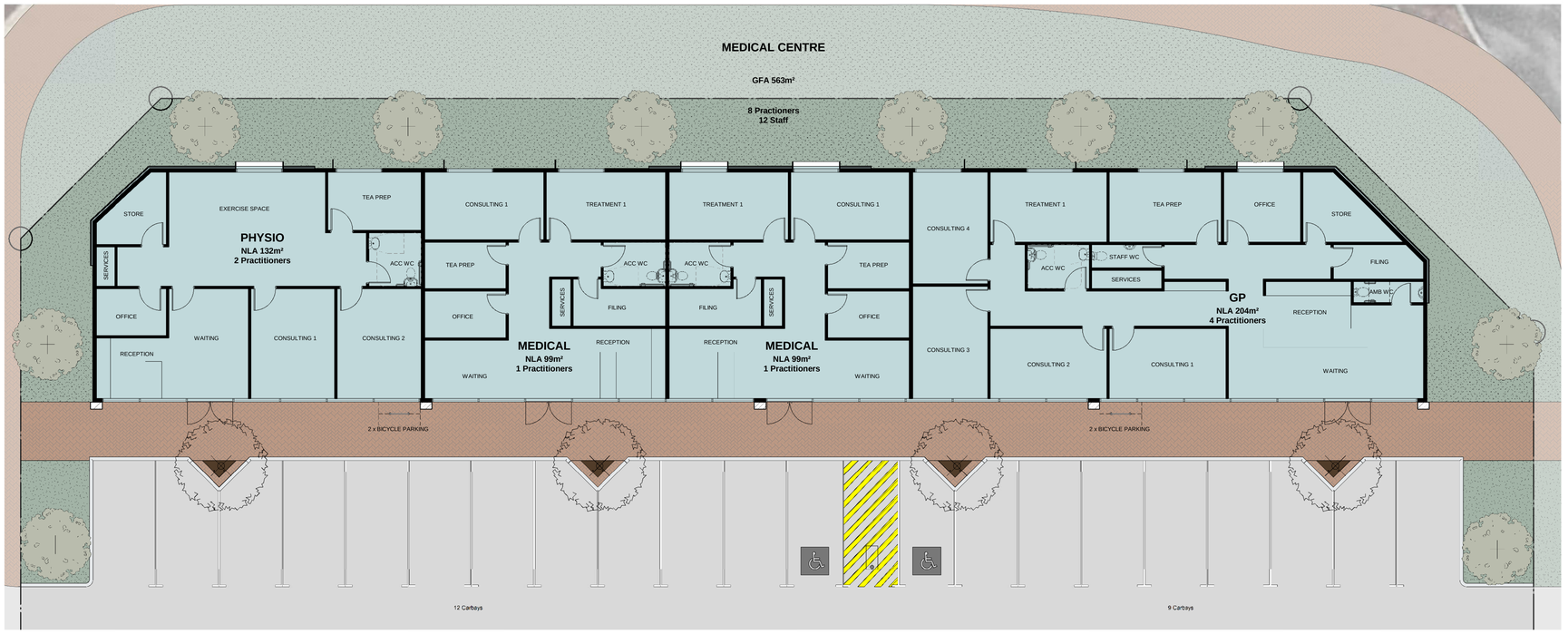
Member Australian Institute of Architects

0 2 4 6 8 10 20

DATE: APR 2025
REVISION: SK006
SHEET: A - 001
SCALE: As indicated@B1

PROJECT NUMBER 23-9452

ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au



FLOOR PLAN - MEDICAL

SCALE: 1 : 100

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PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL

FOR : STRATEGIC PROPERTY GROUP

Member Australian Institute of Architects

0 1 2 3 4 5 10

DATE: APR 2025

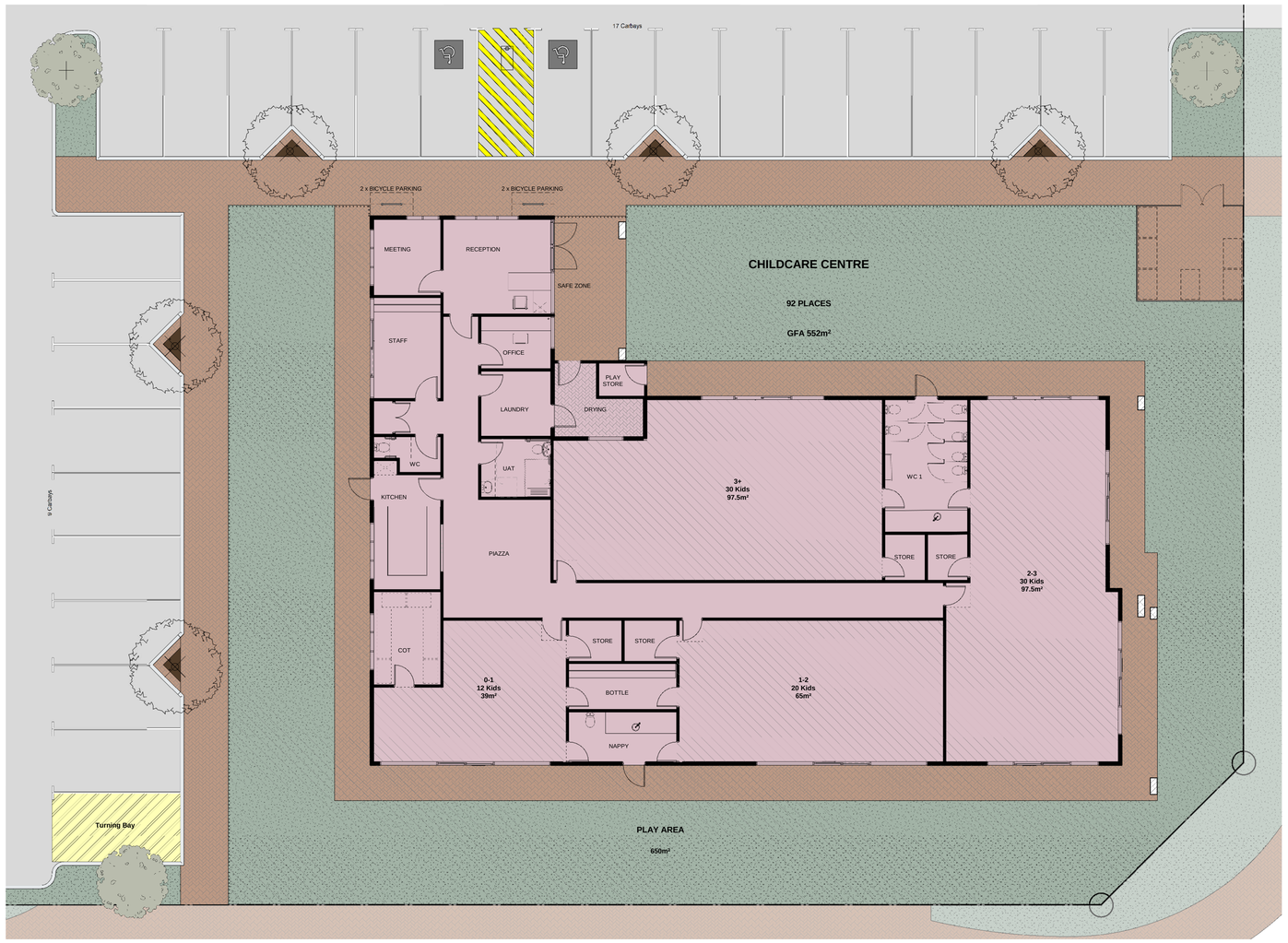
REVISION: SK006

SHEET: A - 002

SCALE: 1 : 100 @B1

PROJECT NUMBER 23-9452

ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au



FLOOR PLAN - CHILDCARE

SCALE: 1 : 100

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PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL

FOR : STRATEGIC PROPERTY GROUP

Member Australian Institute of Architects

0 1 2 3 4 5 10

DATE: APR 2025

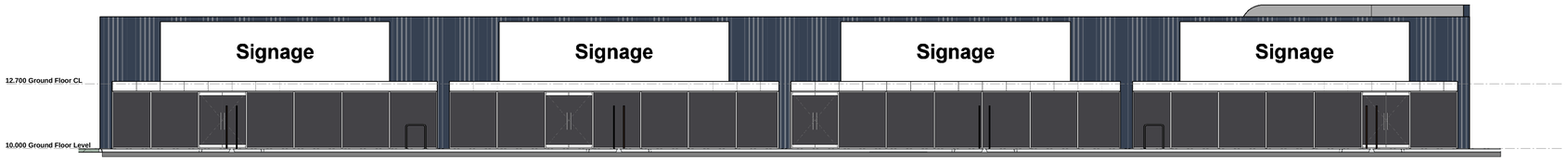
REVISION: SK006

SHEET: A - 004

SCALE: 1 : 100 @B1

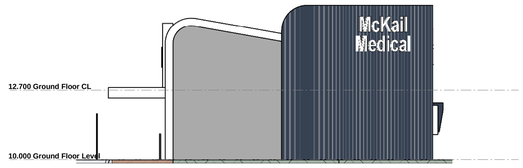
PROJECT NUMBER 23-9452

ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au



Elevation - Medical South

SCALE: 1 : 100



Elevation - Medical East

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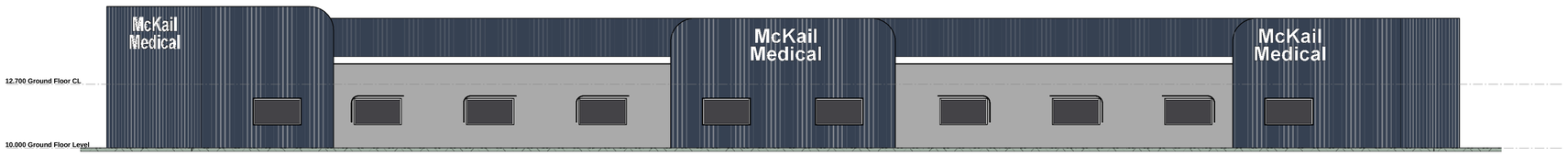
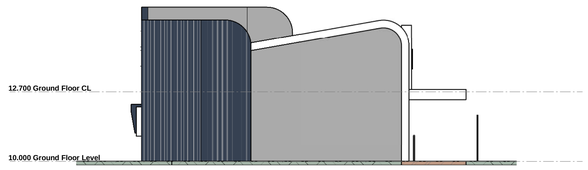


Elevation - Medical North

SCALE: 1 : 100



Elevation - Medical West

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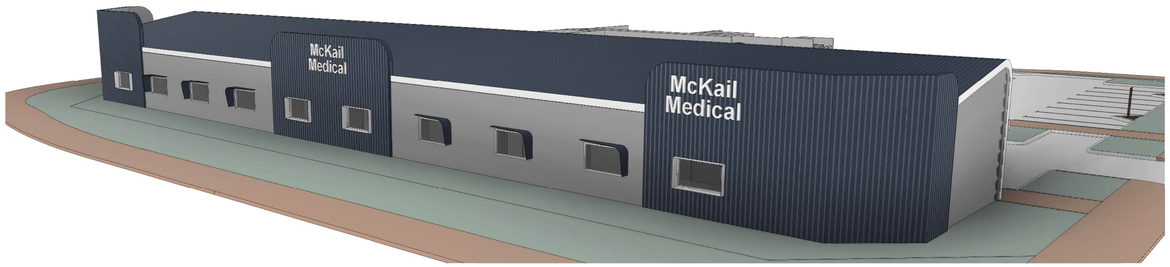
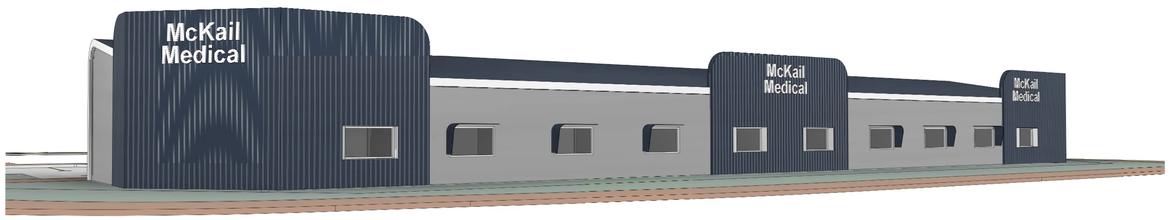




meyer shircore architects

PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL

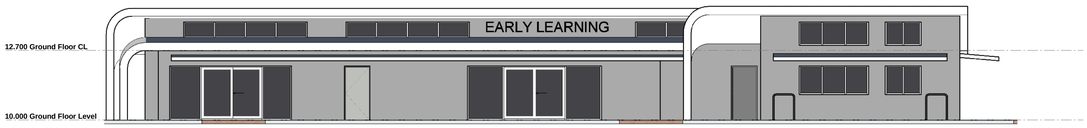
FOR : STRATEGIC PROPERTY GROUP

Member Australian Institute of Architects

DATE: APR 2025
REVISION: SK006
SHEET: A - 003
SCALE: 1 : 100 @B1

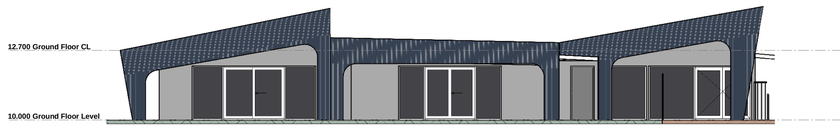
PROJECT NUMBER 23-9452

ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au



Elevation - Childcare North

SCALE: 1 : 100



Elevation - Childcare East

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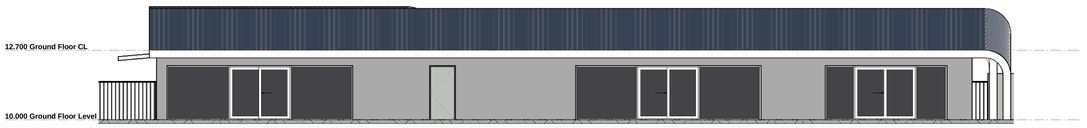

Elevation - Childcare South

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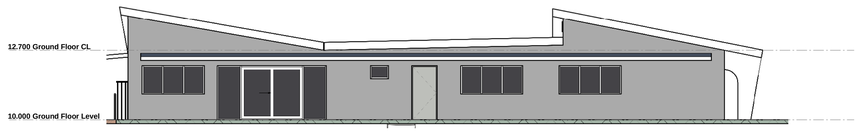

Elevation - Childcare West

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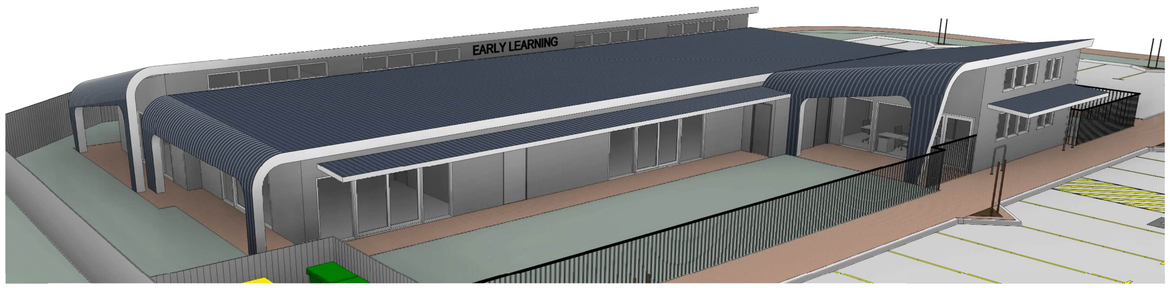
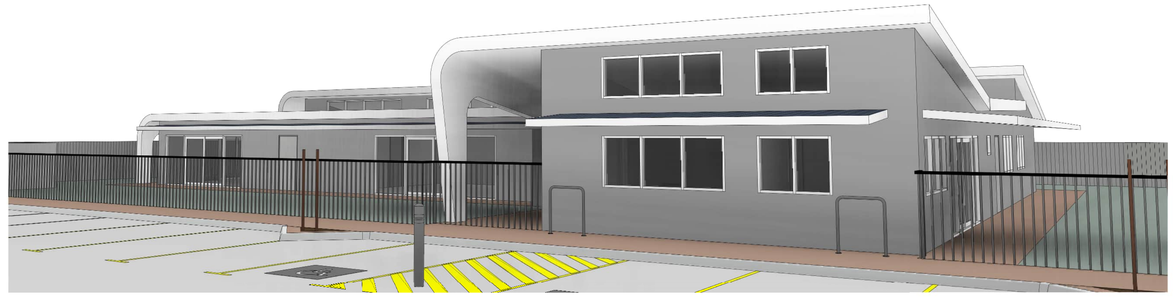
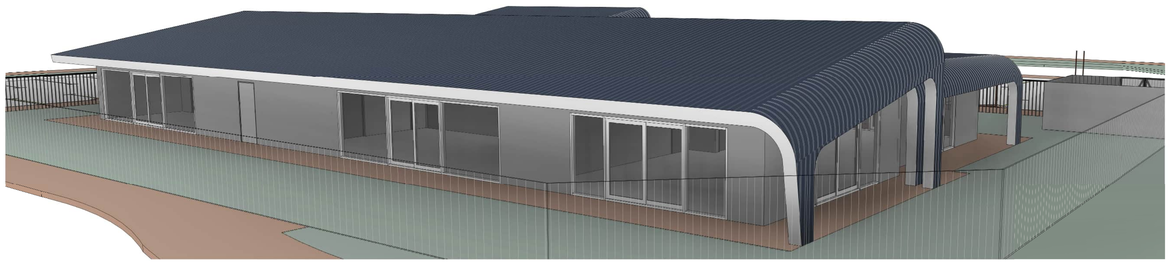






meyer shircore architects

PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL

FOR : STRATEGIC PROPERTY GROUP

Member Australian Institute of Architects

DATE: APR 2025

REVISION: SK006

SHEET: A - 005

SCALE: 1 : 100 @B1

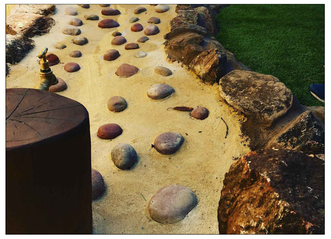
PROJECT NUMBER 23-9452

ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au

APPENDIX 3

LANDSCAPE PLAN AND OUTDOOR PLAY AREA PLAN

STAINLESS STEEL POST TAP



WATER CHANNEL

AFRICAN THATCH GAZEBO

GATHERING CIRCLE

TODDLER FORT

BABY SENSORY PATH

KINDY FORT

MUDKITCHEN

BALANCING LOGS

SMALL NEST SWING

This drawing is conceptual. Check scale carefully against boundary measurements. Scalebars can be inaccurate. Measurements should be checked on-site prior to quotation and construction. Plans should be printed at actual size on the same sized paper shown in the title block. Fitting to page and adding margins can alter the scale when printed.

5.0m

0 5 10 15 20

childscapes
CONSULT | DESIGN | INSPIRE

e-mail: admin@childscapes.com.au

PROJECT	DRAWING	ISSUE
2 (LOT 408) Donald St MCKAIL	OVERALL CONCEPT PLAN	ISSUED FOR FEEDBACK

CLIENT	DRAWING N0	SCALE	SHEET	REVISION	DRAWN	DATE
MEYER SHIRCORE	L-01	1:100	A0	0	CRM	4/02/25

REVISIONS

No	DATE	DRAWN	DETAILS
0	4/02/25	CRM	CONCEPT - ISSUED FOR FEEDBACK

APPENDIX 4

TRAFFIC IMPACT STATEMENT

Uloth & ASSOCIATES
CONSULTANTS IN
TRAFFIC ENGINEERING
& TRANSPORT PLANNING

Suite 164, Level 3
580 Hay Street, Perth WA 6000
www.uloth.com.au (08) 9321 4841

22 February 2025

Andra Biondi
Principal Planning Officer,
Urbanista Town Planning,
231 Bulwer Street,
PERTH WA 6000

Dear Andra,

RE: TRANSPORT IMPACT STATEMENT FOR PROPOSED MEDICAL CENTRE AND CHILD CARE – LOT 408 (NO. 2) DONALD DRIVE, MCKAIL

As requested, we have now reviewed the traffic and parking situation for the proposed Medical Centre and Child Care development at Lot 408 (No. 2) Donald Drive, McKail, located at the northeast corner of the McKail Structure Plan, as shown in the Locality Plan in the attached Figure 1.

1. EXISTING SITUATION AND PROPOSED DEVELOPMENT SITE

- The Locality Plan (in Figure 1) shows that the McKail Structure Plan is located on the western side of Clydesdale Road, extending north-south from Celestial Drive to South Coast Highway. It also shows that the northern parts of the structure plan area have been constructed, together with the connection of Boundary Street to Engleheart Drive, and that development has also recently commenced at the southern end of Engleheart Drive.

- It can also be seen that the proposed development site is located at the southwest corner of the Pegasus Boulevard - Gregory Drive - Clydesdale Road - Celestial Drive roundabout, and that there is a future primary school site to the south of the proposed development, between Clydesdale Road and Engleheart Drive.

- Vehicular access routes to/from the development site are currently provided via Pegasus Boulevard (to/from the north) and Clydesdale Road (to/from the south, via Boundary Street and Engleheart Drive to South Coast Highway). There are also circuitous routes toward the east, to/from Albany Highway (via Gregory Drive and several local roads to LeGrande Avenue, or via Gregory Drive and Lakeside Drive to Drome Road). However, future extensions of Gregory Drive and Flemington Street to LeGrande Avenue (as also indicated in Figure 1) will improve connectivity to/from the east.

- The attached Figure 2 shows an aerial photograph of the existing roads and intersections in the vicinity of the proposed development, while the existing situation within and immediately adjacent to the site is shown in more detail in Figure 3.

- It can be seen in Figures 2 and 3 that the proposed development site is bounded by Celestial Drive to the north, Clydesdale Road to the east, Donald Drive to the south and Withers Way to the west. These

roads are all 2-lane undivided residential streets, which operate under the default built-up urban area speed limit of 50 kilometres per hour.

- They are also all classified as Access Streets under the Main Roads WA Functional Road Hierarchy. However, it is suggested that Clydesdale Road would be classified as a Neighbourhood Connector B under *Liveable Neighbourhoods*, while Celestial Drive would be an Access Street C, Withers Way an Access Street B, and Donald Drive would be classified as Access Street D. It is also important to note that Withers Way is a wide local street, with room for casual on-street parking on both sides, while Donald Drive provides indented parking embayments on both sides adjacent to the proposed development.

- It can be seen in Figure 3 that the site remains vacant, but has been constructed with wide 'shared paths' along all 4 sides, which extend north along Pegasus Boulevard (on the eastern side), south along Clydesdale Road (on the western side), and west along the southern side of Celestial Drive. There are also standard footpaths along the eastern side of Clydesdale Road and the southern side of Donald Drive.

- There are no readily available traffic counts for the streets adjacent to the proposed development. However, Clydesdale Road and Celestial Drive are estimated to carry well below the indicative maximum of 3,000 vehicles per day specified under *Liveable Neighbourhoods*, while Withers Way and Donald Drive are both estimated to carry below 1,000 vehicles per day.

- Historical crash data from Main Roads WA shows that only two incidents were recorded near the site over the past five years up to December 2023. Both were right-angle collisions at the Pegasus Boulevard - Gregory Drive - Clydesdale Road - Celestial Drive roundabout, with one classified as 'Hospital' in severity.

- The area is currently serviced by circular Bus Route 808, which travels to/from Albany in an anti-clockwise direction via Lockyer and McKail. In the vicinity of the proposed development, the Bus travels southbound on McGonnell Road and LeGrande Avenue, with the nearest southbound bus stop approximately 450 metres east of the site on McGonnell Road, as also shown in Figure 2.

- However, previous reports on the McKail Structure Plan have suggested that future bus routes could operate north-south along Clydesdale Road and Pegasus Boulevard and east-west along Gregory Drive and Celestial Drive.

2. PROPOSED DEVELOPMENT

- The proposed development site is zoned 'Commercial' under the City of Albany Local Planning Scheme (gazetted February 2024).

- The development plan for the proposed Medical Centre and Child Care Centre is shown in the attached Figure 4, as prepared by Meyer Shircore Architects. The proposal includes a Medical Centre to accommodate 8 practitioners and 12 staff, with a gross floor area of 563 square metres, and a Child Care Centre for a total of 92 children and 15 staff, with a gross floor area of 552 square metres plus an outdoor play area of 644 square metres.

- The attached Figure 5 then shows the development plan superimposed on the aerial photograph from Figure 3, identifying the proposed development in the context of the adjacent road network.

- It can be seen in Figures 4 and 5 that access driveways are proposed off both Clydesdale Road and Withers Way, with a parking aisle running east-west between the 2 driveways, plus a second (dead-end) parking aisle on the western side of the Child Care Centre. The car park includes a total parking provision of 57 spaces (including 2 Accessible spaces), plus a turning bay at the end of the dead-end aisle.

- It can also be seen that pedestrian access is proposed off both Clydesdale Road and Withers Way, with east-west paths running along both sides of the main parking aisle, together with an additional path connection to Donald Drive adjacent to the Child Care Centre.

- Rubbish collection for the Centre is proposed to take place within the car park, with provision for a 10.1-metre rubbish truck to enter the site from Clydesdale Road and exit onto Withers Way, with bins to be wheeled out to the car park from the proposed Bin Store, allowing the truck to exit via the other driveway without the need to reverse.

3. PARKING REQUIREMENTS

- Car parking requirements are outlined in Table 15 of the City of Albany Local Planning Scheme No. 2, which specifies that a Medical Centre must provide 3 spaces per practitioner plus 1 space per 3 employees, while a Child Care Premises must provide 1 space per 10 children plus 1 space per staff. Table 15 also specifies Bicycle parking requirements, with a Medical Centre to provide 1 space per 10 car spaces.

- The proposed Medical Centre (with 8 practitioners and 12 staff) should therefore provide a minimum of 28 car parking spaces and 3 bicycle parking spaces, while the proposed Child Care (with 92 children and 19 staff) should provide 29 car parking spaces. This equates to a total parking requirement of 57 car spaces and 3 bicycle spaces for the overall development.

4. TRIP GENERATION AND TRAFFIC IMPACT

- Trip generation for the proposed Medical Centre is calculated using the ITE '*Trip Generation Manual – 11th Edition'* for 'Clinic (#630)', which provides a rate of 13.9 vehicle trips per day per employee, with 1.34 trips per employee during the AM peak hour and 1.47 trips per employee during the PM peak hour. It is therefore estimated that the proposed Medical Centre will generate 280 vehicle trips per day (based on the total of 20 employees), with 27 vehicle trips and 29 vehicle trips during the AM and PM peak hours, respectively.

- On the basis of previous surveys and available data, it is then estimated that the proposed Child Care will generate 370 vehicle trips per day, with 63 vehicle trips and 70 vehicle trips, respectively, during the AM and PM peak hours (based on a rate of 4 vehicle trips per child per day, with peak hour flows of 0.69 trips per child during the AM peak hour and 0.76 trips per child during the PM peak hour).

- The combined trip generation for the overall development is therefore 650 vehicle trips per day, including 90 trips during the AM peak hour and 99 trips during the PM peak hour, but noting that this is also likely to reduce due to linked trips between the Medical Centre and the proposed Child Care.

- With a trip generation of less than 100 vehicle trips during both the AM and PM peak hours, the proposed development is therefore expected to have only a moderate impact on the existing road network.

- However, it is also likely that a proportion of the total traffic generation will be 'passing trips' that are already on the road network, travelling to/from the surrounding residential areas. It is also expected that some trips will be linked with the pick-up and drop-off of children at the proposed future school on Clydesdale Road.

5. PROPOSED CAR PARK LAYOUT AND ACCESS

The attached Figure 6 shows the car park layout and recommended access arrangement for the proposed development, while Figure 7 shows the resulting swept paths for rubbish trucks accessing the site, as follows:

- It is recommended to construct the proposed crossovers on Clydesdale Road and Withers Way as shown in Figure 6, in compliance with City of Albany crossover standards, while also making provision for the rubbish truck swept paths, as shown in Figure 7.
- Scheme parking requirements specify a total of 57 car spaces for the proposed development (comprising 28 spaces for the Medical Centre and 29 spaces for the Child Care), plus 3 bicycle spaces for the Medical Centre.
- The proposed development plan currently provides a total of 57 car spaces, including 2 Accessible spaces with an adjacent shared area (as required under AS 2890.6); however, bicycle parking for the Medical Centre is not currently shown.
- It is recommended that parking spaces be a minimum of 2.6 metres x 5.4 metres for visitors (as required for User Class 3 under AS 2890.1), with staff parking reduced to 2.4 metres (User Class 1 under AS 2890.1) if required. However, as noted in Figure 6, the proposed plan currently provides wider parking spaces at 2.7 metres, which satisfies the higher-standard requirements of User Class 3A.
- Figure 7 then shows swept paths for a 10.1 metre rubbish truck entering the car park via Clydesdale Road and then exiting onto Withers Way, confirming that suitable access has been provided.

I trust that the above review of traffic and parking requirements, together with the recommended access arrangements are sufficient to confirm the operation and safety of the proposed Development Application. However, please do not hesitate to contact me if you require anything further.

Yours sincerely,

Darren Levey

Locality Plan and Proposed Development Site

LOT 408 (No. 2) DONALD DRIVE, McKAIL

FIG. 1

Existing Roads and Intersections

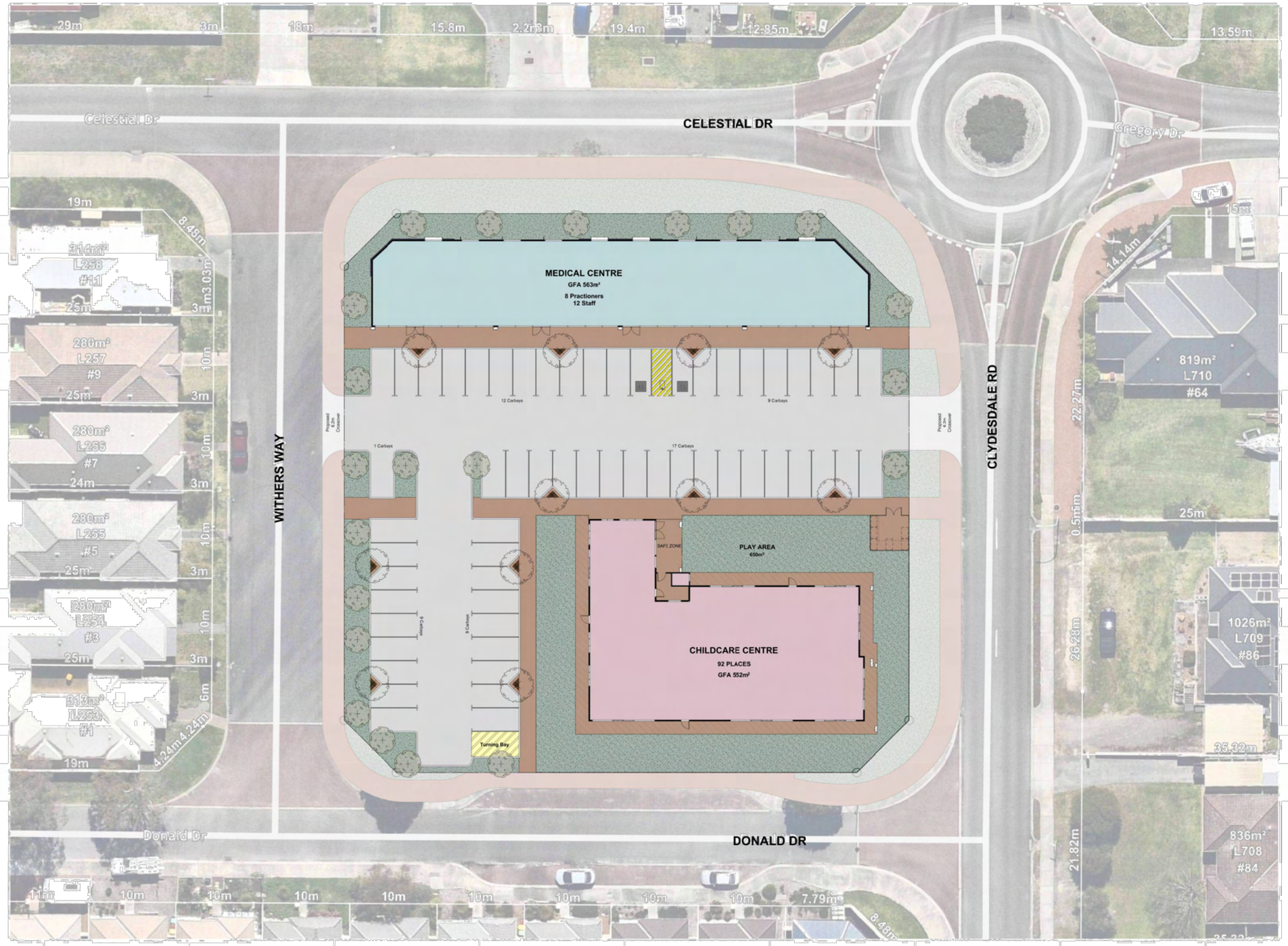
IN THE VICINITY OF PROPOSED DEVELOPMENT

FIG. 2

Existing Situation

LOT 408 (No. 2) DONALD DRIVE, McKAIL

FIG. 3



SITE PLAN

SCALE: 1 : 200

SITE CRITERIA

1. Site Area
a. Site Area — **4,044m²**

2. Landscaping
a. Required 10% of Site Area — **404m²**
b. Provided — **406m²**

3. Floor Area (GFA)
a. Childcare — 552m²
b. Medical 1 — 563m²
Total — **1,115m²**

4. Carparking
i. Cars Required

a. Childcare	1 per 10 Places	9.2 Cars
	1 per Staff	19 Cars
b.Medical (12 Staff)	1 per 3 Staff	4 Cars
	3 per Practioners	24 Cars
Total Car required		**56.2 Cars**

ii. Cars Provided
Total Car provided — **57 Cars**

Landscaping
A. Soft Landscaping
Defined as vegetative landscaping.

Gross Floor Area : GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Nett Floor Area
B. Definition of Gross Floor Area is defined as:
i GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
ii GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls

Nett Floor Area : NFA
A. Nett Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

SITE DESIGN CHECKLIST

- [ ] 1. SEWER MAINS LOCATION TO BE DETERMINED
- [ ] 2. FIRE MAINS PRESSURE TEST REQUIRED
- [ ] 3. FIRE TANKS OR PUMPS TO BE DETERMINED
- [ ] 4. WESTERN POWER TRANSFORMER LOCATION TO BE DETERMINED
- [ ] 5. CROSSOVER & ACCESS TO STREET TO BE DETERMINED BY LOCAL AUTHORITY
- [ ] 6. FULL FEATURE SITE SURVEY REQUIRED
- [ ] 7. DIAL BEFORE YOU DIG REQUIRED
- [ ] 8. BUSHFIRE ATTACK LEVEL (BAL) TO BE DETERMINED
- [ ] 9. STREET POWER POLES TO BE DETERMINED
- [ ] 10. SITE ZONING & USE TO BE DETERMINED

NOTE: Any of the following items that do not have an 'X' in the provided square require determination.

LEGEND

- BUILDING FOOTPRINT - MEDICAL
- BUILDING FOOTPRINT - CHILDCARE
- EXTENT OF BITUMEN PAVING
- EXTENT OF BRICK PAVING / CONCRETE PAVING
- EXTENT OF LANDSCAPING

FIG. 4

PRELIMINARY

meyer shircore architects

PROPOSED MEDICAL CENTRE AND CHILDCARE

LOCATION : 2 (LOT 408) DONALD DRIVE McKAIL
FOR : STRATEGIC PROPERTY GROUP

DATE: FEB 2025
REVISION: SK005
SHEET: A - 001
SCALE: As indicated@B1
PROJECT NUMBER 23-9452

Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: rsa@meyershircore.com.au

SOURCE: ULOTH & ASSOCIATES

0 10 20
METRES
SCALE 1 : 500

N

CELESTIAL DRIVE

PEGASUS BOULEVARD

GREGORY DRIVE

WAY

WITHERS ROAD

CLYDESDALE ROAD

DONALD DRIVE

MEDICAL CENTRE
GFA 563m²
8 Practioners
12 Staff

12 Carbays
9 Carbays
1 Carbays
17 Carbays
6 Carbays
8 Carbays
Turning Bay

SAFE ZONE
PLAY AREA
650m²

CHILDCARE CENTRE
92 PLACES
GFA 552m²

Proposed Development Plan

McKAIL MEDICAL CENTRE AND CHILD CARE

FIG. 5

SOURCE: ULOTH & ASSOCIATES

0 5 10
METRES
SCALE 1 : 250

N

CELESTIAL DRIVE

WAY

WITHERS

ROAD

CLYDESDALE

DONALD DRIVE

Wide parking spaces, equivalent to User Class 3A under AS 2890.1.

New footpath connections to proposed development.

MEDICAL CENTRE
GFA 563m²
8 Practioners
12 Staff

12 Carbays

9 Carbays

1 Carbays

17 Carbays

6.2m

2.7m

6.2m

5.4m

6.2m

2.7m

5.4m

9 Carbays

Turning Bay

SAFE ZONE

PLAY AREA
650m²

CHILDCARE CENTRE
92 PLACES
GFA 552m²

Proposed Access Crossover, in accordance with City of Albany requirements.

Recommended Pedestrian Crossing, as shown.

Access route required to/from Bin Store, as shown in Figure 7.

New Access Crossover, in accordance with City of Albany requirements, plus provision for rubbish truck swept paths, as shown in Figure 7.

Wide parking spaces, equivalent to User Class 3A under AS 2890.1.

Car Park Layout and Access

FOR PROPOSED MEDICAL CENTRE AND CHILD CARE

FIG. 6

SOURCE: ULOTH & ASSOCIATES

0 5 10
METRES
SCALE 1 : 250

N

MEDICAL CENTRE
GFA 563m²
8 Practioners
12 Staff

12 Carbays
9 Carbays
1 Carbays
17 Carbays
10.1m Rubbish Truck

SAFE ZONE
PLAY AREA
650m²

CHILDCARE CENTRE
92 PLACES
GFA 552m²

9 Carbays
9 Carbays
Turning Bay

WAY
WITHERS
DONALD
DRIVE
ROAD
CLYDESDALE
10.1m Rubbish Truck

Swept Paths for Rubbish Truck (10.1m)

ACCESSING PROPOSED DEVELOPMENT SITE

FIG. 7

APPENDIX 5

ACOUSTIC REPORT

SLR Consulting Australia
Level 1, 500 Hay Street, Subiaco WA 6008, Australia

18 February 2025

SLR Ref No.: 675.073069.00001-L01-V1.0-20250218.docx

Attention: Trent Fleskens
SPG Capital Fund 10 Pty Ltd
308 Fitzgerald Street
Perth WA 6000

SLR Project No.: 675.073069.00001

RE: Gowrie Childcare Centre and Medical Centre, 2 Donald Drive, McKail Acoustic Report

1.0 Introduction

In accordance with your instructions we've undertaken a noise impact assessment from the proposed childcare centre and medical centre at 2 Donald Drive, McKail.

This assessment, provided in the following sections, follows requirements in the *Environmental Protection (Noise) Regulations 1997* ("EPNR") and relevant guidelines from the Association of Australasian Acoustical Consultants.

1.1 About the author

SLR Consulting Australia Pty Ltd (SLR) – Perth office is a member of the Association of Australian Acoustical Consultants. This may be verified by visiting the AAAC website 'WA' page at https://aaac.org.au/wa.

The author and reviewer of this report are qualified and experienced in the area of environmental noise assessment and who by their qualifications and experience are eligible to hold membership of the Australian Acoustical Society. This may be verified by visiting the AAS website and the 'Find a Member' tool at https://www.acoustics.org.au/.

1.2 Scope of work

SLR was engaged to undertake the following:

1.2.1 Environmental noise regulations (EPNR)

- Establish the applicable 'assigned noise levels' for the nearest noise sensitive receivers in accordance with Schedule 3 of the *Environmental Protection (Noise) Regulations 1997.*
- Establish noise emission from the site. This will include any new mechanical services plant associated with the building, delivery and waste services, carpark activity and children noise associated with the external play areas.
- Undertake modelling of site and surroundings and assess the noise emission from the site to the nearest noise sensitive receivers.
- Should there be any potential non-compliance emissions, identify 'in principle' options to achieve compliance.
- Provide an environmental noise assessment report summarising all requirements and recommendations.

1.3 Site locality

The proposed childcare centre and medical centre complex will be located at 2 Donald Drive, McKail. Both buildings are proposed to be single storey developments. The site is surrounded by high and medium density single storey residential buildings. **Figure 1** presents an aerial image indicating site locality.

Figure 1 Annotated aerial image indicating site locality.

2.0 Project criteria

2.1 Environmental noise regulations

Project noise emissions are addressed by state noise policy in the form of the *Western Australia Environmental Protection (Noise) Regulations 1997* ("EPNR", "the Regulations"). To achieve compliance with this policy, noise levels at nearby residential areas are not to exceed defined limits referred to as Assigned Noise Levels.

These limits are determined from consideration of prevailing background noise levels and 'influencing factors' that considers the level of commercial and industrial zoning in the locality. The influencing factor considers zoning and road traffic around the nearest sensitive receiver of interest, within a 100 m and 450 m radius.

A summary of the applicable noise limits is provided in **Table 1**.

Table 1 Summary of assigned noise levels

Part of premises receiving noise	Time of day	Assigned level, dB		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday *('Day')*	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday and public holidays *('Sundays')*	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days *('Evening')*	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 Monday to Saturday and 0900 hours Sunday and public holidays *('Night')*	35 + IF	45 + IF	55 + IF
Noise Sensitive premises at locations further than 15 metres from a building directly associated with a noise sensitive use.	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises	All hours	65	80	90

The specific assigned levels for each receiver are included in **Section 3.2** of this report.

If noise emitted from any premises when received at any other premises cannot reasonably be free of intrusive characteristics of tonality, modulation and impulsiveness, then a series of adjustments must be added to the emitted levels (measured or calculated) and the adjusted level must comply with the assigned level.

The adjustments are detailed in **Table 2** and are further defined in Regulation 9(1) of the Environmental Protection (Noise) Regulations 1997.

Table 2 Adjustments to the emitted levels

Noise characteristic	Definition	Adjustment if present (Note[1])
Tones	Where the difference between the A weighted sound pressure level in any one third octave ban and the arithmetic average of the A weighted sound pressure levels in the two adjacent one third octave bands is greater than 3 dB in terms of $L_{Aeq,T}$ 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.	+5 dB
Modulation	A variation in the emission of noise that – Is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one third octave band; Is present for at least 10% of the representative assessment period; and, Is regular, cyclic and audible.	+5 dB
Impulsiveness	Present where the difference between the L_{APeak} and L_{Amax} is more than 15 dB when determined for single representative event.	+10 dB

Note 1 Where noise emission is not music, these adjustments are cumulative to a maximum of 15 dB.

3.0 Environmental noise impact assessment

3.1 Overview

The study considers individual scenarios, testing each against relevant criteria.

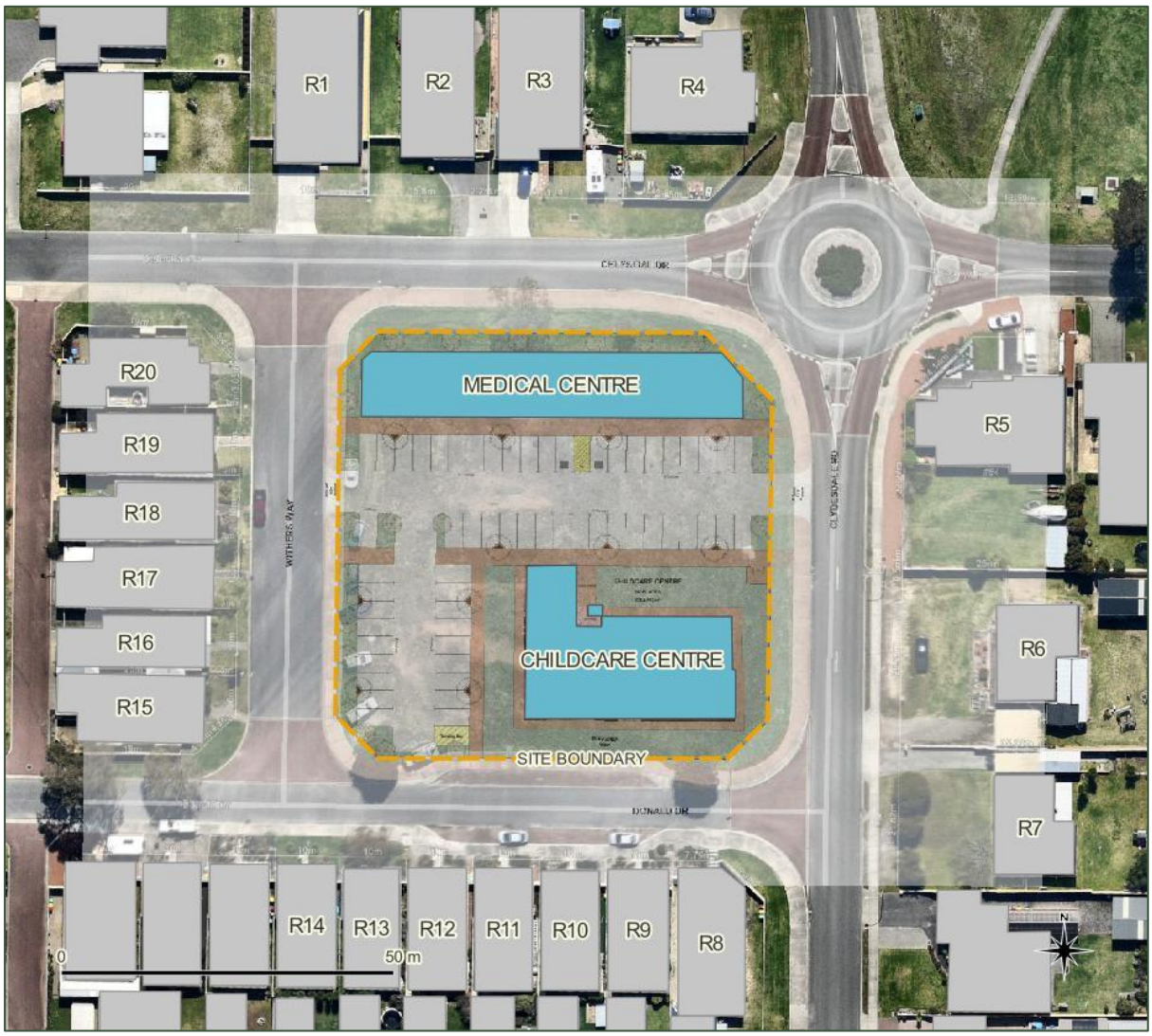
Conservatively, all scenarios are assessed with all air conditioning and ventilation systems associated with the premises in constant operation.

The medical centre and childcare centre are proposed to operate on weekdays between 6.30am and 7pm times. Most of the operations (Monday to Saturday excluding public holidays) are therefore during the 'day' period described in **Table 1**. It should be noted however that noise from operations before 7.00am is assessable against the night time criteria.

3.2 Nearby noise sensitive receivers

The approximate locations of key noise sensitive receivers (NSRs) to the site are shown in **Figure 2**. All receptors are considered 'highly sensitive' residential single storey premises.

Figure 2 Noise sensitive receivers



Influencing factors have been determined based on the proportion of industrial and commercial zoned land within 100 and 450 metres of the receptor, and the proximity of major and secondary roads within those distances, in accordance with the Schedule 3 of the regulations.

There are no major or secondary roads within the project area. There is a 6% of commercial land use within 100m of the receptors (proposed medical centre) and no industrial activity within the project area.

Based on the above, all noise receptors (R1-R20) have an influencing factor (IF) of 0. A summary of design assigned noise levels is provided in **Table 3**.

Table 3 Assigned noise levels for all receptors, dB

Locality	Time of day	L_{A10}	L_{A1}	L_{Amax}
R1-R20 Residential dwellings	0700 to 1900 hours Monday to Saturday ('Day')	45	55	65
	0900 to 1900 hours Sunday and public holidays ('Sundays')	40	50	65
	1900 to 2200 hours all days ('Evening')	40	50	55
	2200 to 0700 Monday to Saturday and 2200 to 0900 hours Sunday and public holidays ('Night')	35	45	55

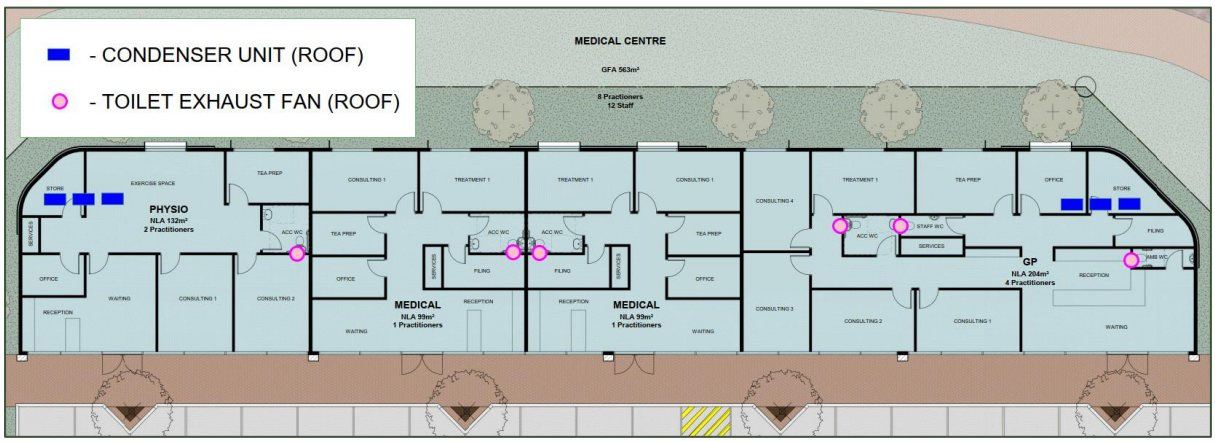
3.3 Scenarios

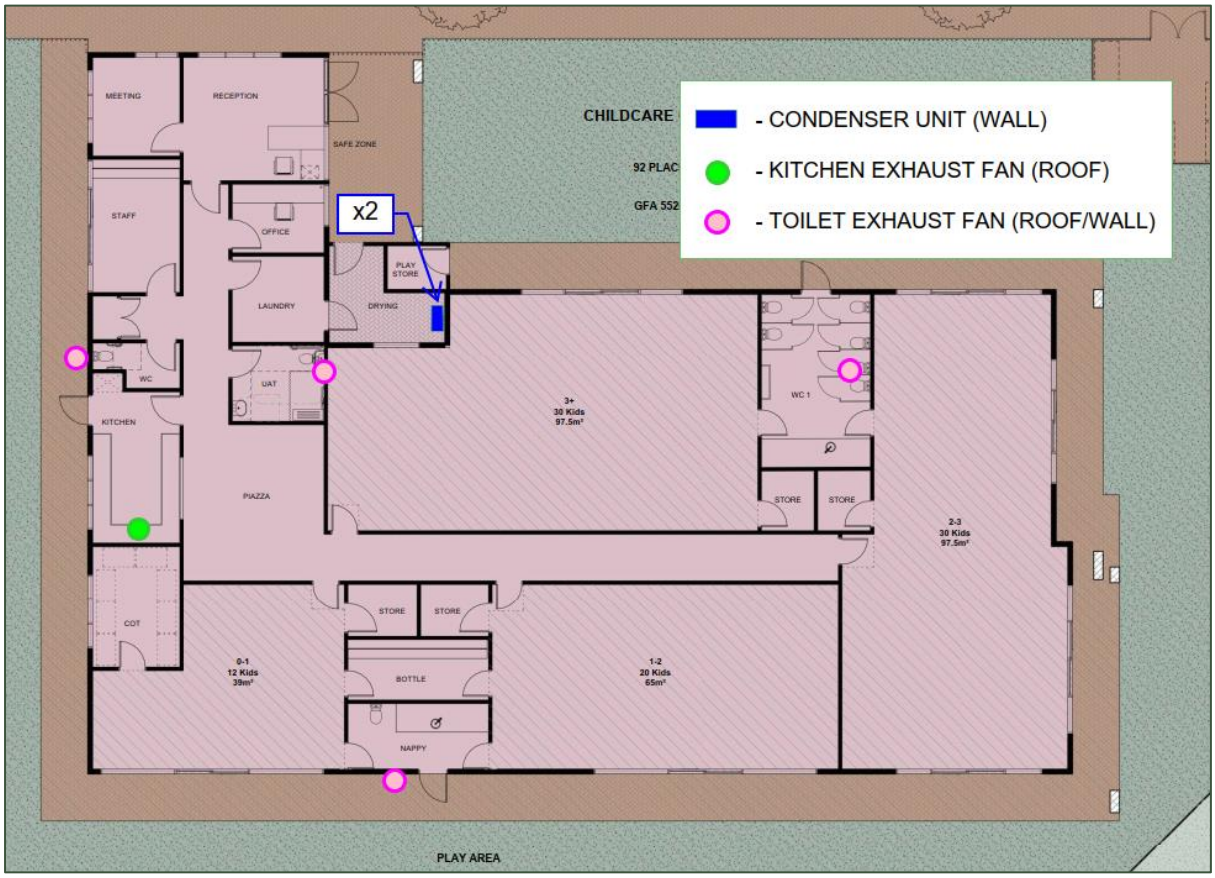
3.3.1 Mechanical services

No specific mechanical plant selections have been provided for the project at this stage. Mechanical plant items have therefore been modelled based on experience with similar previous applications. All such plant would operate only during each centre opening times, currently assumed to be 6.30am and 7pm.

Figure 3 below shows indicative location of each plant unit. Medical centre roof plant area is proposed to be screened with a parapet wall. It is recommended that the height of the wall is at least the height of the top edge of the plant units.

Figure 3 Mechanical plant locations: Medical Centre (top). Childcare Centre (bottom).





The effective sound power levels of the noise sources have been identified for the project. A typical range of sound power levels for mechanical plant derived from the AAAC Guidelines are presented in **Table 4.**

Table 4 Mechanical plant sound power levels

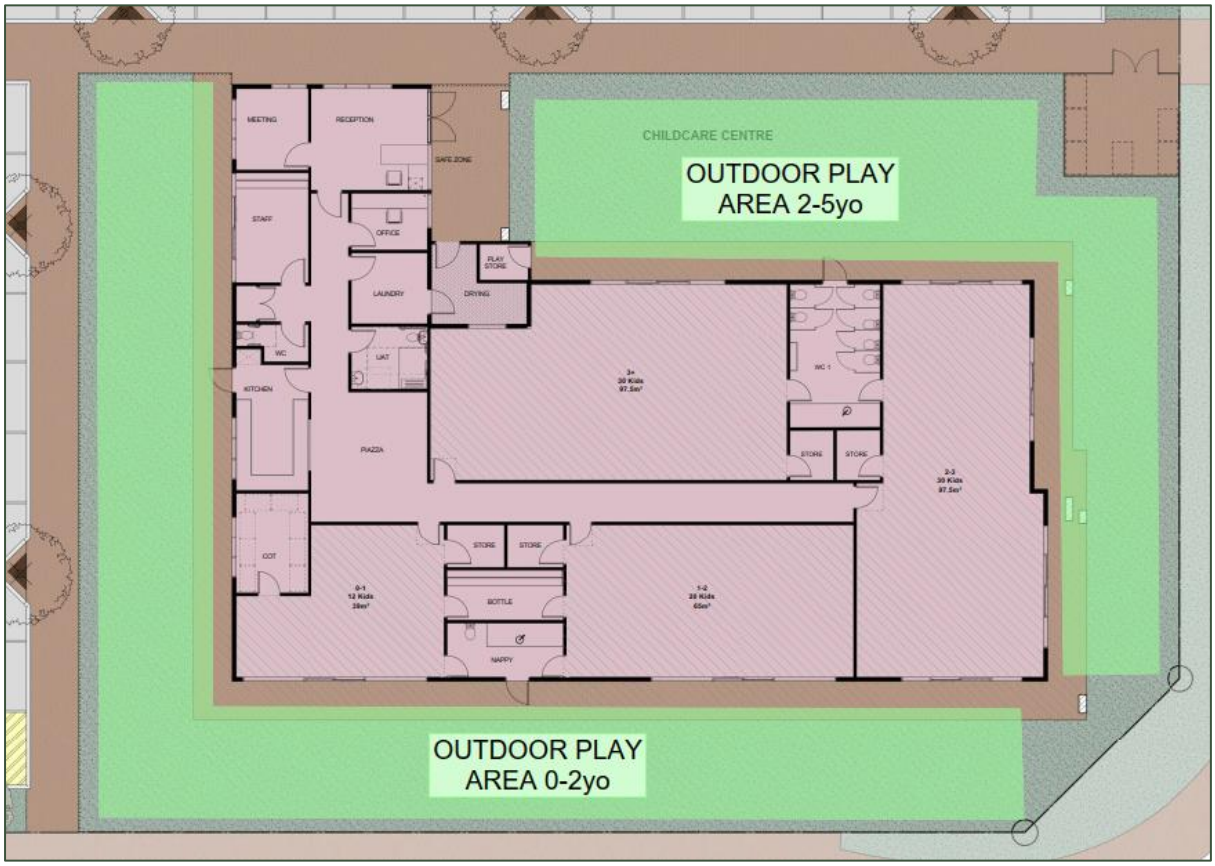
Noise Source	Location	Qty	Individual sound power level L_{WA} (dB re 1pW)
Childcare Centre			
Condenser Unit	Wall	2	65
Kitchen Exhaust Fan	Roof	1	70
Toilet Exhaust Fan	Wall/Roof	4	62
Medical Centre			
Condenser Unit	Roof	6	65
Toilet Exhaust Fan	Roof	6	62

Modern mechanical plant are considered to be free from intrusive characteristics. Therefore, no adjustments (**Table 2**) were applied to predicted noise levels.

3.3.2 Outdoor play area

This scenario considers the sound of children playing within outdoor play areas. There are two outdoor play areas associated with the childcare: one to north and east, and one to south of the building, as indicated on **Figure 4** below.

Figure 4 Outdoor play areas location



Times of outdoor play area use have not been specified at this stage and would be decided by the centre operator. For the purpose of this assessment, in order to minimise a noise impact to the NSRs, it is assumed that:

- each outdoor play area is used three times each day:
  - for up to 2 hours at one time for 0–2-year-old age groups to a total of 6 hours being in use, and
  - for up to 1 hour at one time for 2–5-year-old age groups to a total of 3 hours being in use, and
- the number of children is limited to half capacity in each age group.

Noise emissions were established based on industry guidelines[1] and previous experience on similar projects. The effective sound power level of the noise source has been identified for the project. AAAC Guidelines provide a typical range of effective sound power levels for groups for 10 children playing.

The modelled sound power levels for each age group are presented in **Table 5**.

[1] Association of Australian Acoustical Consultants (AAAC) Guideline for Child Care Centre Acoustic Assessment (v3.0), available from https://aaac.org.au/.

Table 5 Outdoor play area operation times and sound power levels

Age group, years	Location	Time of operation	Number of children	Total sound power level L_{WA} (dB re 1 pW)
0-1	Outdoor play area – south	6 hours per day	8	77
1-2	Outdoor play area – south	6 hours per day	8	77
2-3	Outdoor play area – south	3 hours per day	15	86
3-5	Outdoor play area – north	3 hours per day	15	88

3.3.3 Deliveries and servicing

This scenario considers noise from internal combustion engine (ICE) delivery and service vehicle movements within the premises. Deliveries servicing the development are noted to take place between 7am to 7pm Monday to Saturday only.

In this scenario, within a given 15-minute period, an ICE vehicle (car or van) enters the premises into the staff parking, pulls into a car park, the doors are opened and shut twice, and then the vehicle departs. Conservatively, this assumes the vehicle arrives and leaves in the same 15-minute period, even though this may not be case for staff.

The L_{A1} and L_{Amax} are used to assess events that are relatively short in duration, such as vehicle movements. The minimum assessment timeframe in the Regulations is 15 minutes (900 seconds), so an event may be compared against the L_{A1} assigned level if it is 9 seconds in duration or less.

Conservatively, noting that engine noise is dominant at low speeds, a maximum speed of approximately 11 km/hr was modelled. The path taken for each vehicle was considered to be to the closest to the receivers R11 to R19.

In order to directly assess against the assigned noise levels, the movement of light vehicles were simulated as a series of points, each of which represent the vehicle position over time. The time-series change in sound level was then calculated at the nearest receiver to assess the relevant L_{A10}, L_{A1} and L_{Amax} metrics.

The continuous sound power level of a vehicle (light van) is modelled as L_{wA} 84 dB, in line with previous measurements of such vehicles, noting that electric and hybrid powered vehicles will be quieter.

Door shutting is modelled as L_{wAmax} 84 dB inclusive of a 10 dB impulsive adjustment that may be applicable as per Table 3.

3.3.4 Car parking

This scenario describes staff and visitor parking (e.g. drop offs and collections).

Modelling of this scenario is the same as that described in **Section 3.3.3**, except that five vehicles are modelled in a fifteen-minute period as a minimum and the continuous sound power level of a vehicle (car) is modelled as L_{wA} 81 dB, as recommended in the AAAC Guidelines. Door shutting is modelled as L_{wAmax} 84 dB inclusive of a 10 dB impulsive adjustment that may be applicable as per Table 3.

The majority of car noise associated with both centres' operation, including staff members, patients and parents' drop-offs and pick-ups, is modelled as occurring during operation times, currently assumed to be between 6.30am and 7pm. It is estimated that up to five (5) staff members will be arriving before 7.00am.

3.3.5 Waste collection

Regulation 14A provides requirements for such activities as the collection of waste, landscaped area maintenance and car park cleaning. Such activities can also be exempt from having to comply with Regulation 7 (the assigned levels described in Section 2.1), provided they are undertaken in accordance with Regulation 14A (2) as follows:

- during daytime hours, defined as 07:00 to 19:00 Monday to Saturday (excluding public holiday), or 09:00 to 19:00 on a Sunday or public holiday;
- in the quietest reasonable and practicable manner; and
- using the quietest equipment reasonably available.

In the case where specified works are to be carried outside daytime hours and their noise emissions are likely not to comply with Regulation 7, the works also need to be carried out according to a Noise Management Plan which has been approved by the local government authority CEO.

Accordingly, waste collection services are not assessed in detail.

3.4 Methodology

A noise prediction model for the site was developed utilising the SoundPLAN software (version 8.2). The noise model applied geospatial datasets for existing buildings and structures, including 1.8m high solid fence without gap around the entire perimeter.

The model implements the International Standard ISO 9613-2 method for calculating the outdoor noise propagation. Given the relatively short propagation distances, ground surfaces were modelled as 60% absorptive and losses associated with tree/foliage screening were not modelled.

3.5 Uncertainty of prediction

The expected level of system measurement uncertainty as estimated according to the ISO Guide to Measurement Uncertainty is outlined in **Table 6**.

Table 6 Estimated measurement uncertainty by system

Metric	System	U_{95} (Note [1])	Student's t-factor
Airborne noise L_{Aeq}, L_{A10}, L_{A1}, L_{Amax}	ISO 9613	3.0 dB	2.00

Note 1 The U_{95} is the expanded uncertainty of measurement for a 95% confidence interval. It represents the estimated range in which the true value lies for 95 out of 100 repeated events.

3.6 Assessment

3.6.1 Mechanical services

The predicted noise levels from the mechanical plant are detailed below.

Table 7 Predicted noise levels from mechanical plant

NSR ID	Assigned noise level Day/Night $L_{A10,T}$ dB	Predicted level Weekday $L_{A10,T}$ dB	Result
R1	45 / 35	29	OK
R2	45 / 35	29	OK

NSR ID	Assigned noise level Day/Night $L_{A10,T}$ dB	Predicted level Weekday $L_{A10,T}$ dB	Result
R3	45 / 35	30	OK
R4	45 / 35	26	OK
R5	45 / 35	27	OK
R6	45 / 35	26	OK
R7	45 / 35	25	OK
R8	45 / 35	30	OK
R9	45 / 35	31	OK
R10	45 / 35	31	OK
R11	45 / 35	31	OK
R12	45 / 35	31	OK
R13	45 / 35	31	OK
R14	45 / 35	30	OK
R15	45 / 35	31	OK
R16	45 / 35	31	OK
R17	45 / 35	31	OK
R18	45 / 35	31	OK
R19	45 / 35	31	OK
R20	45 / 35	31	OK

From the table above it can be seen that predicted noise emissions from the mechanical plant associated with the building meet the project assigned noise levels of the EPNR at all noise sensitive receptors for operation during the day and night period.

3.6.2 Outdoor play area

The predicted noise levels from the proposed outdoor play area are detailed below.

Table 8 Predicted noise levels from outdoor play area

NSR ID	Assigned noise level Day $L_{A10,T}$ dB	Predicted level Weekday $L_{A10,T}$ dB	Result
R1	45	26	OK
R2	45	29	OK
R3	45	30	OK
R4	45	33	OK
R5	45	44	OK
R6	45	45	OK
R7	45	42	OK
R8	45	43	OK
R9	45	43	OK

NSR ID	Assigned noise level Day $L_{A10,T}$ dB	Predicted level Weekday $L_{A10,T}$ dB	Result
R10	45	42	OK
R11	45	42	OK
R12	45	41	OK
R13	45	40	OK
R14	45	39	OK
R15	45	39	OK
R16	45	39	OK
R17	45	39	OK
R18	45	39	OK
R19	45	38	OK
R20	45	38	OK

From the table above it can be seen that predicted noise emissions from the outdoor play areas meet the project assigned noise levels of the EPNR at all noise sensitive receptors for day times, assuming the outdoor play areas being in use in half children capacity.

In order to minimise a noise emission from the outdoor play areas the following operational aspects are suggested to be implemented:

- The behaviour and style of play of children to be monitored to prevent particularly loud activities,
- Soft finishes to be favoured to minimise impact noise,
- Implement procedures to ensure crying (or otherwise loud) children are taken inside to be comforted,
- No amplified music to be played outside.

3.6.3 Deliveries and servicing

Table 9 presents predicted results from delivery services.

Table 9 Predicted noise levels from delivery services

NSR ID	Assigned noise level Day $L_{A1,T}$ / $L_{Amax,T}$ dB	Predicted level Weekday $L_{A1,T}$ / $L_{Amax,T}$ dB	Result
R11	55 / 65	46 / 46	OK
R12	55 / 65	46 / 48	OK
R13	55 / 65	46 / 48	OK
R14	55 / 65	46 / 47	OK
R15	55 / 65	46 / 48	OK
R16	55 / 65	46 / 47	OK
R17	55 / 65	46 / 47	OK
R18	55 / 65	47 / 51	OK
R19	55 / 65	46 / 50	OK

From this table it can be seen that the result are predicted to be compliant at all receivers.

3.6.4 Car parking

Table 10 and **Table 11** present predicted results from car park movements during day and night times (before 7.00am) for L_{A1} and L_{Amax} criteria.

Table 10 Predicted noise levels from parking activity during the day

NSR ID	Assigned noise level Day $L_{A1,T}$ / $L_{Amax,T}$ dB	Predicted level Weekday $L_{A1,T}$ / $L_{Amax,T}$ dB	Result
R11	55 / 65	43 / 43	OK
R12	55 / 65	44 / 45	OK
R13	55 / 65	44 / 45	OK
R14	55 / 65	43 / 44	OK
R15	55 / 65	44 / 45	OK
R16	55 / 65	44 / 44	OK
R17	55 / 65	44 / 45	OK
R18	55 / 65	46 / 48	OK
R19	55 / 65	46 / 47	OK

Table 11 Predicted noise levels from parking activity during night

NSR ID	Assigned noise level Night $L_{A1,T}$ / $L_{Amax,T}$ dB	Predicted level Weekday $L_{A1,T}$ / $L_{Amax,T}$ dB	Result
R11	45 / 55	40 / 40	OK
R12	45 / 55	41 / 41	OK
R13	45 / 55	41 / 41	OK
R14	45 / 55	41 / 41	OK
R15	45 / 55	40 / 40	OK
R16	45 / 55	42 / 42	OK
R17	45 / 55	44 / 45	OK
R18	45 / 55	46 / 47	1 dB over
R19	45 / 55	46 / 47	1 dB over

From these tables it can be seen that all results are predicted to be compliant with assigned levels for day time period.

The parking activity before 7.00am (night time) is predicted to marginally exceed the assigned noise levels by 1 dB at receivers R18 and R19 due to the close distance to the parking entry. The predicted levels are considered to be similar to existing local road traffic unrelated to the site.

The level of predicted exceedance can be offset through the use of a low height wall, which could be committed to pending field measurements of actual use.

It is important to understand that the above results are predictions with some uncertainty (Section 3.5) and there is reasonable potential that actual levels may be compliant without

noise mitigation. In order to demonstrate compliance with EPNR, it is recommended that the centre complex undertakes monitoring.

4.0 Recommendations

1. The top edge of the solid parapet wall to the Medical Centre roof is at least above the top edge of the installed rooftop mechanical plant units.
2. Implement a number of children in the outdoor areas limited to half capacity, as per **Section 3.3.2**.
3. Consider implementing operational aspects to outdoor play areas as listed in **Section 3.6.2**.
4. Consider undertaking noise monitoring of operating medical and childcare centres to demonstrate compliance with the EPNR criteria.
5. Should there be any complaints or queries from the nearby community around environmental noise, or interest in operating outside normal business hours, consider implementation of an operational noise management plan.

5.0 Conclusion

This assessment of noise emissions for the proposed childcare centre at 2 Donald Drive, McKail, has determined that the predicted noise emissions from its operations can meet the project assigned noise levels of the *WA Environmental Protection (Noise) Regulations 1997*. A range of potential mitigation measures was provided that may be implemented to the development to comply with the relevant criteria.

With successful implementation of the recommendations listed within this document it is expected that a suitable acoustic environment can be achieved.

I trust the above is satisfactory and please do not hesitate to contact me if you need any further information.

Regards,

SLR Consulting Australia

Natalia Bigaj
Associate Consultant – Acoustics & Vibration
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APPENDIX 6

WASTE MANAGEMENT PLAN

Waste Management Plan

2 Donald Drive, Mckail

Prepared for Strategic Property Group Pty Ltd c/- Ubanista

27 February 2025

Project Number: WMP24009

DOCUMENT CONTROL					
Version	**Description**	**Date**	**Author**	**Reviewer**	**Approver**
1.0	First Approved Release	27/02/2025	MA	AB	AB

Approval for Release

Name	**Position**	**File Reference**
Ann Brouwerl	Project Manager – Waste Strategy Consultant	WMP25009-02_Waste Management Plan_1.0
Signature		

Executive Summary

Strategic Property Group Pty Ltd is seeking development approval for the proposed medical and childcare centre development located at 2 Donald Drive, Mckail (the Proposal).

To satisfy the conditions of the development application the City of Albany (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

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

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Medical Centre					
Refuse	394	660	One	Twice each week	Private Contractor
Recycling	394	660	One	Twice each week	Private Contractor
Childcare Centre					
Refuse	1,932	660	Two	Twice each week	Private Contractor
Recycling	1,932	660	Two	Twice each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Clydesdale Road and Withers Way.

A building manager will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Strategic Property Group Pty Ltd is seeking development approval for the proposed medical and childcare centre development located at 2 Donald Drive, Mckail (the Proposal).

To satisfy the conditions of the development application the City of Albany (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by Celestial Drive to the north, Clydesdale Road to the east, Donald Drive to the south and Withers Way to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m^2) of the commercial tenancies at the Proposal. The Proposal consists of the following:

- Medical Centre – 563m^2; and
- Childcare Centre – 552m^2.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Melbourne's *Guidelines for Waste Management Plans* (2021) and the City of Melville's *Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments Policy LPP1.3* (2016) as they contain dedicated waste generation rates for Medical and Childcare Centres.

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	Guideline References	Refuse Generation Rate	Recycling Generation Rate
Medical Centre	Melville – Medical Centre	10L/100m²/day	10L/100m²/day
Childcare Centre	Melbourne - Childcare	350L/100m²/day	350L/100m²/day

The Medical Centre will manage clinical waste (i.e. sharps, infectious waste, pathological waste, pharmaceuticals, chemical waste and non-regulated medical waste) in-situ, therefore storage space is not required within the Bin Storage Area. Accordingly, medical waste has not been included within this waste assessment.

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

2.3.1 Medical Centre Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the Medical Centre will generate 394L of refuse and 394L of recyclables each week.

Table 2-2: Estimated Waste Generation – Medical Centre

Waste Streams	Area (m^2)	Waste Generation Rate (L/100m^2/day)	Waste Generation (L/week)
Refuse	563	10	394
Recyclables	563	10	394
		Total	**788**

2.3.2 Childcare Centre Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-3. It is estimated that the Childcare Centre will generate 1,932L of refuse and 1,932L of recyclables each week.

Table 2-3: Estimated Waste Generation – Childcare Centre

Waste Streams	Area (m^2)	Waste Generation Rate (L/100m^2/day)	Waste Generation (L/week)
Refuse	552	350	1,932
Recyclables	552	350	1,932
		Total	**3,864**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Medical Centre and Childcare Centre for the source separation of refuse and recycling.

These internal bins will be collected by the staff/cleaners at least once each day and transferred to the Bin Storage Area for consolidation into the appropriate bins. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to visitors.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents, visitors, staff and cleaners to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes		
	240L	660L	1,100L
Depth	0.730	0.780	1.070
Width	0.585	1.260	1.240
Height	1.060	1.200	1.330

Reference: SULO Bin Specification Data Sheets

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the number of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2 and Table 2-3, bin sizes in Table 3-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 3-2 and Table 3-3 the Bin Storage Area has been sized to accommodate the following bins for each tenancy:

Medical Centre:

- One 660L refuse bin; and
- One 660L recycling bin.

Childcare Centre:

- Two 660L refuse bins; and
- Two 660L recycling bins.

Table 3-2: Bin Requirements for the Medical Centre

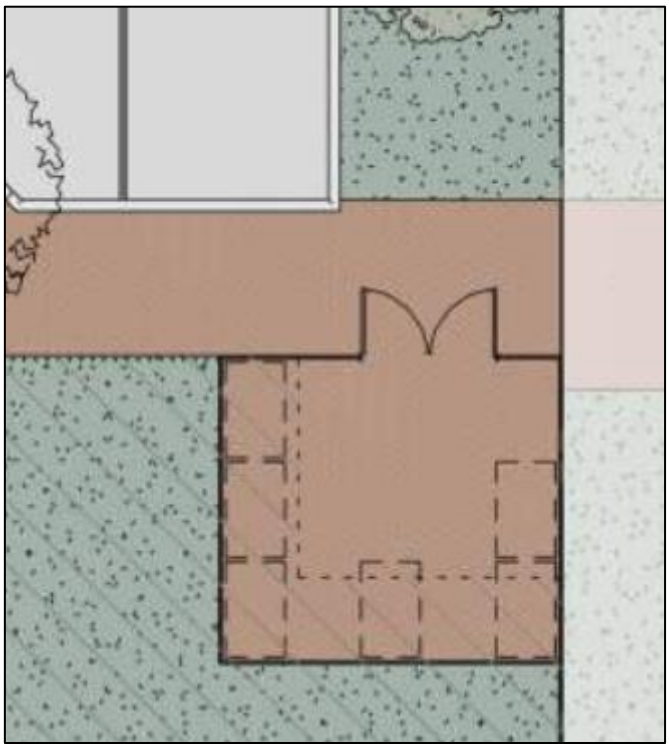
Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	394	1	1	1
Recycling	394	1	1	1

Table 3-3: Bin Requirements for the Childcare Centre

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	1,932	5	2	1
Recycling	1,932	5	2	1

The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 1: Bin Storage Area



3.4 Bin Storage Area Design

The design of the Bin Storage Areas will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;

- Ventilated to a suitable standard to minimise odour;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the building manager during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

A private waste collection contractor will service the Proposal and provide the following bins:

Medical Centre:

- One 660L refuse bin; and
- One 660L recycling bin.

Childcare Centre:

- Two 660L refuse bins; and
- Two 660L recycling bins.

The private contractor will collect refuse and recyclables twice each week utilising a rear loader waste collection vehicle.

The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Clydesdale Road, turn into the Proposal in forward gear, and pull up directly opposite the Bin Storage Area for servicing, refer Diagram 2.

It is proposed that servicing will be conducted outside of normal operating hours to allow the waste collection vehicle to utilise the empty carpark for manoeuvring and mitigate impacts on local traffic movements during peak traffic hours.

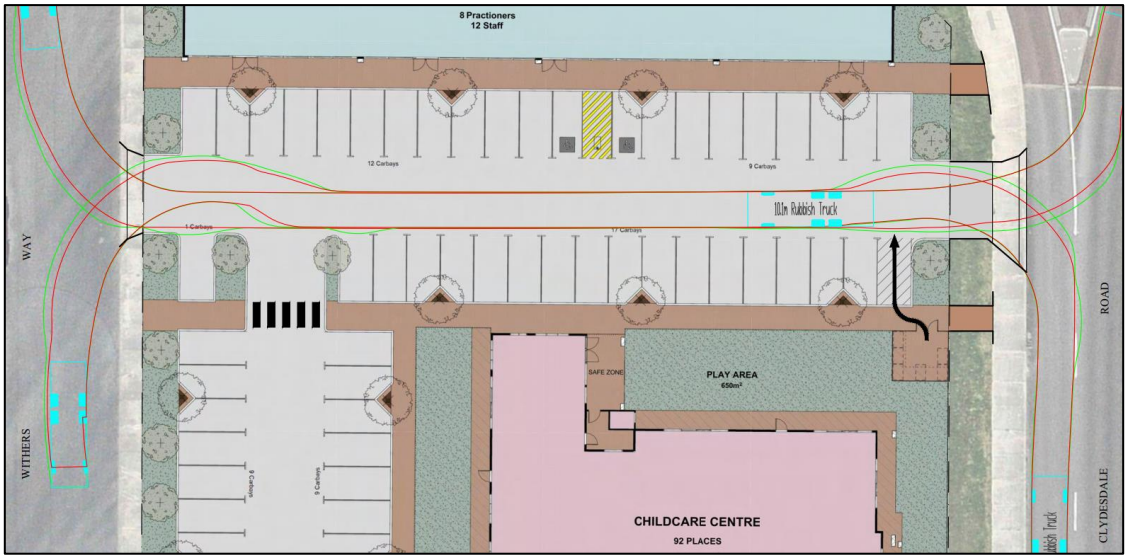
Private contractor staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning onto Withers Way moving with traffic flow.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

The ability for the private contractor's rear loader waste collection vehicle to access the Proposal in a safe manner has been assessed by Uloth and will be included within their traffic impact statement.

Diagram 2: Swept Path Analysis



4.1 Controlled Medical and Sanitary Wastes

The volume of medical waste generated at the Medical Centre will be dependent on the nature and scale of the medical practises undertaken. Appropriate containers will be placed in all locations where particular categories of medical waste may be generated. Instructions on identification and separation of medical wastes will be posted at each waste collection point to remind staff of procedures. Suitably qualified medical waste service providers will be engaged to determine storage and collection requirements.

The following points are indicative of minimum requirements for environmental best practice relating to controlled medical wastes and will be considered within the Facility:

- Ensuring all clinical and related waste is properly contained;
- Ensuring staff/cleaners are aware of their individual responsibilities for waste management and obtain appropriate education and training to ensure correct procedures are followed;
- Ensuring all relevant measures are taken to reduce risk to staff, the community and the environment; and
- All waste containers to meet the Australian Standards and are to be of the appropriate colour and have suitable symbols/wording for the waste types to be deposited into that container.

4.2 Bulk and Speciality Waste

Bulk and speciality waste materials will be removed from the Proposal as they are generated on an ‘as required’ basis.

Adequate space may be allocated throughout the Proposal for placement of cabinets/containers for collection and storage of bulk and specialty wastes that are unable to be disposed of within the bins in the Bin Storage Area. These may include items such as:

- Batteries and E-wastes;
- White goods/appliances;

- Cleaning chemicals; and
- Commercial Light globes.

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal. A temporary skip bin could be utilised for collections, if required. Specialty waste collection will be monitored by the building manager who will organise their transport to the appropriate waste facility, as required.

5 Waste Management

A building manager 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;
- Ensure all staff/cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff/cleaner 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/cleaners 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.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

Medical Centre:

- One 660L refuse bin, collected once each week; and
- One 660L recycling bin, collected once each week.

Childcare Centre:

- Two 660L refuse bins, collected once each week; and
- Two 660L recycling bins, collected once each week.

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Clydesdale Road and Withers Way.

A building manager will oversee the relevant aspects of waste management at the Proposal.

Figures

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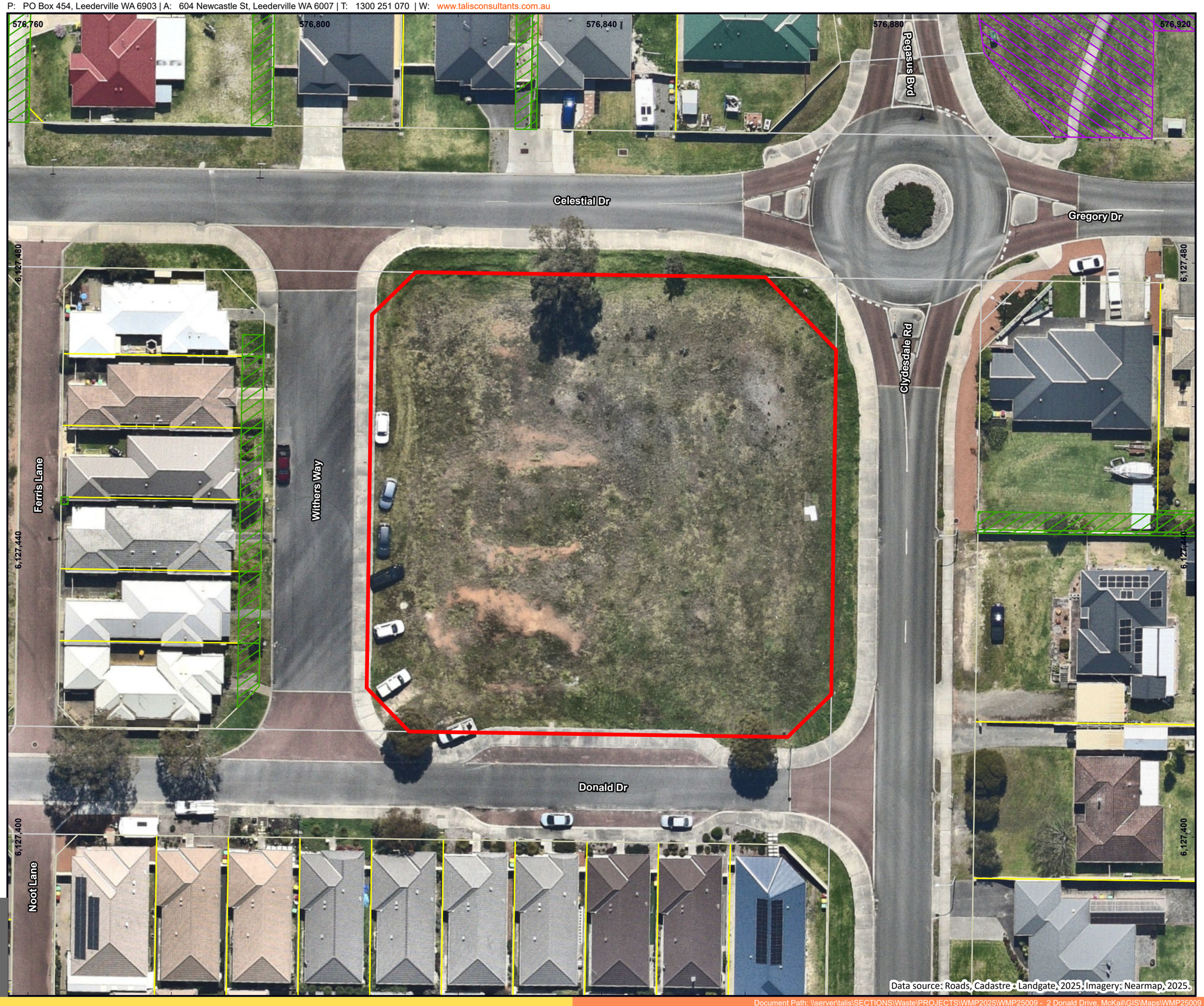

LEGEND

- Site Boundary

Cadastre

- Crown Allotment
- Freehold
- Road
- Easement
- Reserve

LOCALITY

2 Donald Dr
McKail WA 6330

Strategic Property Group

N
0
5
10
15
20
m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:500

Prepared:	E Jackson	Date:	22/01/2025
Reviewed:	M Ang	Revision:	A
Project:	WMP25009		

talis consultants

Figure 01

Data source: Roads, Cadastre - Landgate, 2025. Imagery: Nearmap, 2025.

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