

SCHEDULE OF SUBMISSIONS		
Summary of Comments Received	Officer Response	Officer Recommendation
<b>1. Jamie Mills</b>		
1.1 This proposal will cause traffic to bank up onto Bathgate Road, which is very busy. The traffic generated from running this business would put the local children at risk who regularly ride bikes and play in the quiet street.	There is sufficient capacity within the local road network to accommodate the increase in traffic generated by the proposal and not result in the traffic congestion and safety issues implied by the submission. As parking numbers are provided onsite for staff and visitors, in excess of the minimum number required by the Scheme and vehicles are able to enter and exit the site in forward gear it is not anticipated that traffic will 'bank up' along Walkington Circle. These parking arrangements will mean there is no necessity for traffic to progress beyond the site, further into Walkington Circle.	Noted. Include a condition requiring the submission and approval of a Traffic Management Plan prior to operations beginning on site.
1.2 If this proceeds it will de-value the resident's property	Not a Planning consideration. The subject site is zoned such that the City must consider and assess any development application submitted to the City for a Child Care Premises, in accordance with the Scheme.	Noted.
<b>2. Naomi Sambell</b>		
2.1 Child Care Centre would be better off closer to other amenities, shops or services. It is not compatible with the residentially zoned street.	<p>Under the City's Scheme a child care premises is a land use that may be considered by the City following submission of a development application which is publicly advertised.</p> <p>Although the use of child care would be the only commercial use in Walkington Circle, it is located at the entrance to the street with only one other single dwelling adjoining the site. It is considered that the sites location on the fringe of Walkington Circle and the proposals scale allows for compatibility of the development within its setting.</p> <p>The height, bulk, scale and orientation of the proposed development (the building on site) is commensurate with the existing development in Walkington Circle. The car park to the front of the site is the only significant difference from that of the existing dwellings in Walkington Circle, which have</p>	Noted.

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	carports and garages within the front setback area. This proposal replaces an existing carport with a carpark within the front setback area. The appearance of the proposal to the streetscape is not considered to make it incompatible within its setting on the fringe of Walkington Circle.	
2.2 45-50 Vehicle trips per day represent a significant change to traffic in the street and only two visitor parking spaces allows potential for people to park in the street for drop off and pickup.	<p>It is agreed the trip generation of the proposal would be additional traffic not currently occurring on Walkington Circle. However, this road is designed and capable of accommodating the anticipated number of vehicle trips per day. The subject site is the first property located along Walkington Circle as vehicles enter from Bathgate Road, meaning vehicles associated with the proposed child care premises do not need to travel past any other residential properties within Walkington Circle during drop off/pick up. Peak vehicle movements would typically be dispersed over a 2 hour period in the AM and PM with the remainder of trips being scattered outside of peak hours.</p> <p>The applicant has revised the plans to show 4 visitor bays which exceeds the City's Planning Scheme requirements. Car parking has been designed to ensure cars can safely and efficiently enter and exit the on-site car park area in forward gear.</p>	Noted.
<b>3. Ben Briggs</b>		
3.1 Operating hours of 7:30am Monday to Friday will impact on local residents as the single access creates a bottleneck for both entering and exiting vehicles. Heavy traffic flow will be expected from parents dropping children off at the centre and also parents leaving to take their own children to school or leave for work etc.	As per Officers comments on 1.1 above.	Noted.
3.2 It is expected parents will park on the verge of other residential properties	The applicant has provided four (4) visitor parking bays and bicycle parking following submission of revised plans to the City. This is more than the minimum number of	Noted. A condition of approval is recommended that

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	visitor bays required under the Scheme. Also, refer to responses under 1.1 and 2.2 above.	all parking of vehicles relating to the business be contained within the legal property boundaries of the site.
<b>4. Simon and Nicole Kot</b>		
4.1 The proposed change of use is not in keeping with the City's intent for this land, which is quality low density residential housing.	A child care premises is capable of being considered for approval on this site under the Scheme. Refer to 2.1 above.	Noted.
4.2 Disagree that the suggested "minor" modifications to the external facade retain the residential character of the building.	The building is considered to maintain its residential character, in terms of height, bulk, scale. It is accepted the external appearance of the front of the dwelling, (due to the proposed modifications and parking) differs to that of the general character presented throughout Walkington Circle, however not to any significant degree that would make it incompatible within its setting on the fringe of Walkington Circle.	Noted.
4.3 Highly probable that insufficient parking will be available on site at specific pick up and drop off times, resulting in on street parking adjacent to the premises	<p>The parking on-site complies with the Scheme and following revision of the plans by the applicant provides two (2) more visitor bays than is required by the Scheme. A Planning condition will be imposed requiring all parking associated with the child care premises is to be contained within the legal property boundaries of the site. Car parking has been designed to ensure cars can safely and efficiently enter and exit the on-site car park area in forward gear.</p> <p>To enable some legislated control over parking and to prevent parking within the road verge and/or on the carriage way, a condition could be imposed to make it illegal for any vehicles associated with the development to park outside the boundaries of the site. Any infringing of</p>	Recommend a condition of approval stating that all parking associated with the child care premises shall be contained within the property boundaries of Lot 221 on Plan 44811.

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	such a condition can be met with infringements and/or penalties under the Planning and Development Act.	
4.4 Council has previously rejected a proposal for Childcare centre being developed in residential areas due to potential for parking, traffic, and noise issues affecting the amenity of the residential area.	Council has previously refused a 'child care premises' in the residential zone in Baynton for the reasons raised by the submitter. This proposal, the site and its setting in the streetscape and local area are different to that previous development application and are being considered in accordance with Scheme.	Noted.
<b>5. Shaun and Lori Forwood</b>		
5.1 Two parking bays are grossly insufficient for 45-50 traffic access requirements per day, and clients reversing out of the parking bays will cause safety and traffic flow issues.	As per Officers comments on 2.2, 3.2 & 4.3 above.	Noted.
5.2 Traffic congestion at the intersection of Walkington Circle entrance, particularly during peak times.	As per Officers comments on 1.1 and 2.2 above.	Noted.
5.3 Speeding in the street will cause safety concerns. Increased usage of the street may invite potential crime	The driving habits of people and potential criminal activity is not a valid planning concern. The site is at the entrance to Walkington Circle and those visiting the site have no necessity to progress further into Walkington Circle as parking is provided on site which allows for entering and exiting in forward gear.	Noted.
5.4 Noise from increased activity and increased traffic. Many young families and shift workers on the street.	It is acknowledged that noise from the development will be different from that currently occurring from the single dwelling at the site during the hours the business is proposing to operate. The child care premises is proposing to operate on week days, between the hours of 7:30 am and 5:30pm. An Environmental Acoustic Assessment was submitted with the application which demonstrates the operation as proposed would comply with the requirements of the <i>Environmental Protection (Noise) Regulations 1997</i> . All activities relating to the child care premises will be contained within the property boundaries of the subject site. To ensure the proponent is made responsible for maintaining noise to acceptable levels, the requirement to	Recommend a condition requiring the submission and approval by the City of a Noise Management Plan prior to operations beginning on site.

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	prepare and have approved by the City a noise management plan would provide parameters the business would have to adhere to if this was made a condition should Council support the proposal. If made a condition, any breach of a noise management plan would be subject to infringements and/or penalties under the Planning and Development Act, 2005 and potentially under the Environmental Protection (Noise) Regulations 1997.	
5.5 Significant change to the front elevation of the house will not blend in with the residential nature of the street.	As per Officers comments on 2.1 & 4.2 above.	Noted.
5.6 A Child Care Centre will negatively affect property values.	As per Officers comments on 1.2 above.	Noted.
<b>6. Louise Mills</b>		
6.1 The traffic numbers and movement of traffic in a one way in and one way out street would be extremely disruptive and dangerous.	As per Officers comments on 2.2 above.	Noted.
6.2 Devaluing property	As per Officers comments on 1.2 above.	Noted.
6.3 Similar applications have been rejected recently for similar developments based on the above so precedence is set.	As per Officers comments on 4.4 above.	Noted.
6.4 Suggest that the City of Karratha build and run a day care facility as part of its business.	This application has been lodged by an independent applicant and each development application must be assessed under the provisions of the City's Local Planning Scheme No.8.	Noted.
<b>7. Haydon Linn</b>		
7.1 Increase of traffic movements, especially at the start of the circle as residents turn the corner off Bathgate Rd, presents a significant safety risk	As per Officers comments on 1.1 above.	Noted
7.2 Noise will have an effect on shift workers and families that live on the street	As per Officers comments on 5.4 above.	Noted.
<b>8. Shannan Bradley</b>		

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8.1 No footpaths and on-street parking on Walking Circle and having cars parked on the street limits vision to children and other cars. The increased traffic on the street with no street parking will cause chaos and dangerous road conditions.	<p>All parking associated with the child care premises is proposed to be contained within the property boundaries of the subject site. The subject site is the first property located along Walkington Circle as vehicles enter from Bathgate Road, meaning vehicles associated with the proposed child care premises do not need to travel past any other residential properties within Walkington Circle during drop off/pick up.</p> <p>Peak vehicle movements would typically be dispersed over a 2 hour period in the AM and PM. The applicant has revised the plans to show 4 visitor bays which exceeds the City's Planning Scheme requirements. There is sufficient capacity within the local road network to accommodate the increase in traffic generated by the proposal from Bathgate Road to the site.</p> <p>To enable some legislated control over parking and to prevent parking within the road verge and/or on the carriage way, a condition could be imposed to make it illegal for any vehicles associated with the development to park outside the boundaries of the site. Any infringing of such a condition can be met with infringements and/or penalties under the Planning and Development Act.</p>	Recommend a condition of approval stating that all parking associated with the child care premises shall be contained within the property boundaries of Lot 221 on Plan 44811.
8.2 A more suitable area, closer to work places and away from residential areas be considered.	As per Officers comments on 2.1 above.	Noted.
<b>9. Jason Bradley</b>		
9.1 Increased traffic levels will increase the level of danger on the street for our children and residents.	As per Officers comments on 1.1 above.	Noted.
9.2 A residential street is not appropriate for a child care centre. It should be located closer to work places and built up areas.	As per Officers comments on 2.1 above.	Noted.
9.3 Increased noise from children and traffic for shift workers having to sleep during the day could also cause workplace fatigue in other professions.	As per Officers comments on 5.4 above.	Noted.
<b>10. Paul Day &amp; Benjarak Thempeim</b>		

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10.1 Opening hours causing traffic congestion and possible a bottleneck in the street causing a delay	As per Officers comments on 1.1 above.	Noted.
10.2 Five vehicle car park is greatly insufficient for a child care capacity of 20 children and staff (not including deliveries etc.) – causing safety issues from parents parking in the verge	As per Officers comments on 4.3 above.	Noted.
10.3 De-valuing of properties	As per Officers comments on 1.2 above.	Noted.
<b>11. Troy and Melanie Wilson</b>		
11.1 Understand the need for more day care but the locality is far from ideal.	As per Officers comments on 2.1 above.	Noted.
11.2 Guaranteed to see accidents from increased traffic and with no footpaths in Walkington Circle.	There is sufficient capacity within the local road network to accommodate the increase in traffic generated by the proposal.	Noted.
11.3 Many of the occupants are also shift workers so additional noise and traffic will negatively impact everyone daily.	As per Officers comments on 5.4 above.	Noted.
<b>12. Emma and Ben Heath</b>		
12.1 Aware and personally affected by the child care shortage in Karratha, however this residential street is not a suitable location for a child care center.	As per Officers comments on 2.1 above.	Noted.
12.2 Increase traffic, traffic congestion, inadequate on-site parking.	As per Officers comments on 1.1 and 2.2 above.	Noted.
12.3 Increased noise during daylight hours, affecting shift workers.	As per Officers comments on 5.4 above.	Noted.
<b>13. Imelda and Robert Bilato</b>		
13.1 The impact of extra traffic, with the street being used as a drop-off/pick-up area possibly blocking residents driveways.	As per Officers comments on 1.1 and 3.2 above.	Noted.
13.2 Noise pollution for many shift workers that live on the street.	As per Officers comments on 5.4 above.	Noted.
<b>14. Alison Perry</b>		

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14.1 Proposed development is at odds with the City's Planning Scheme and residential zoning.	As per Officers comments on 2.1 above.	Noted.
14.2 A commercial looking façade with no residential street appeal that is inconsistent with the residential character and zoning for the street.	As per Officers comments on 2.1 & 4.2 above.	Noted.
14.3 Insufficient parking will be available on site at specific times, resulting in on street parking adjacent to the premises.	As per Officers comments on 4.3 above	Noted.
<b>15. Carol Duddy</b>		
15.1 The subject site is at the entrance to the street and there is no parking so cars will need to park on the road to pick up and drop off children causing a traffic hazard.	As per Officers comments on 1.1 and 2.2 above.	Noted.
15.2 This is residential area and is no place for a commercial undertaking of this type.	As per Officers comments on 2.1 above.	Noted.