

Date: 15 February 2018

The Chief Executive Officer
Planning Officer
Locked Bag 1
BUSSELTON WA 6280

PA18/0001: REQUEST FOR WRITTEN PLANNING ADVICE: PROPOSED CHILD CARE CENTRE WITH ANCILLARY TRAINING COMPONENT: LOT 21 (HSE 431) RENDEZVOUS ROAD, VASSE

Please find attached the information requested in previous correspondence via the PA18/0001. Please note that the application is being made by Darnum Nominees Super Fund which has placed an offer of the property subject to planning approval. The current owners have signed the Application request.

It is proposed that the property is leased by the Darnum Super Fund to Nature's Atelier which will operate a unique nature-based educational programs which provide new opportunities for the residents of the Busselton region.

The following details the proposed activities, and time frame of the development as requested by the city of Busselton for planning change of use.

Nature's Atelier School of Early Learning, After School and Home School Programs, Nature Training Venue.

Nature's Atelier will offer learning Environments which will be designed to provide Nature Based and Creative Learning for Children aged six months to twelve years through Long Day and After School programs. It will take advantage of the rural setting and the general community in the surrounding areas to present an interconnected creative curriculum.

Today's children are increasingly disconnected from our natural world, and the gifts which being able to play freely in the bush, in a paddock, on a farm bring to their development into balanced and happy citizens.

The Vasse property allows creating an environment which will invite children and families into a rural setting to learn about nature, creativity, life cycles close to population centres and population routes. The property is just three minutes from the Vasse Primary School and town centre, twelve minutes from the centre of Busselton and twenty minutes from

Dunsborough/Margaret River. This location will support families in engaging with the Busselton region by seeking a more natural lifestyle, and opportunities for their children to be cared for and educated in a natural and creative environment. Nature's Atelier will provide a safe environment and experienced dedicated nature inspired educators.

The development of the property will specify a fenced Licenced childcare area which will provide a significant outside play area, room for a kitchen garden, orchard and small animals housed in the existing animal yards and buildings. (Chickens, ducks, goats). However, at times and under supervision the children will also explore other aspects of the properties landscape. Observing the native waterbirds and their migration throughout the year, planting native plants to regenerate areas of the block, finding materials to use in their play. This property provides a unique opportunity for the children to truly engage in the natural world.

It is embedded in the values of Nature's Atelier that there is respect for the natural world and a mission to provide children and adults with the opportunity to engage in learning and action which will preserve and repair our environment while at the same time balancing their needs as citizens in the 21st century.

Nature's Atelier will seek to revegetate the property with native flora with a particular emphasis on bush tucker species which will be prepared within the facilities for consumption by the participants in the project. We will also remove some of the Blue Gum plantings to reduce the drain on the groundwater in the area.

Nature's Atelier School of Early Learning

The existing buildings will be modified to accommodate 100 children. The planned development will involve renovations under the existing roof of the current residence and an upgrade of the large outdoor shed.

Stage One - catering for approx 80 children, will involve enclosing the carport and connecting this with the existing building, addition of sinks for a safe food kitchen, removal of internal walls and the addition of junior and disabled toilets. Additionally, recommendations of the Bush Fire Management plan of sealing of the roof cavity and smoke detectors will be completed. Verandas will be submitted for licencing purposes as internal space.

Stage Two, catering for an additional 20 children, will be completed in 2019 and will involve upgrading of the shed by insulating the buildings, adding toilets and replacement of doors.

Planned Opening mid 2018

The Long Day program when fully developed will be offered for up to 100 children (including After School Children) with 15 full-time staff on site. It will operate from 7.30am to 6.00pm.

Nature's Atelier Afterschool and Home School Programs
Planned commencement February 2019

The After School Program will be offered for up to 22 Children and be staffed by three staff from 3 pm to 6 pm in school terms and 7.30 to 6.30 during holiday breaks. Home School programs will be offered to 15 children aged 4-12 one or two days a week from 9-3 with two staff.

Nature's Atelier Training Venue Planned for development 2019

The proposed training venue will be offered for consideration as a separate building application at a later date. It will utilise the existing building at the back of the property. Attention is being given as to how it can develop as a sustainable building to model responsible development and building to the participants of the training.

Signage

It is proposed to erect signs on the existing brick walls at the entrance. The signs would include Nature's Atelier School of Early Learning, After School Programs, Home School Programs, Training Venue. Details planned will be contact details and logo. The existing property name would be replaced with a similar wooden sign of Nature's Atelier and logo.



Entrance and Driveway.

It is proposed to keep the existing road surface and maintain a compacted gravel road. This road adds to the natural aspect of the environment. Creating an environment which presents as a natural landscape as much as possible is a high priority for the development. (See attached Traffic Impact Statement)

Fencing

It is proposed that a 1800cm black chain mail fence is placed around the licenced childcare area as marked on the attached survey drawing. The fencing will aim to serve as a boundary so that children are aware of their play space but still allow them to see freely into the world outside. Chain link fences are recommended by Kid-safe WA (See attached)

Internal fences will separate animal areas and some areas for supervision.

Noise Assessment

The property is located some distance from any neighbours, the topography is flat, and there are vegetation barriers between all neighbours.

Blue- Nature's Atelier

Red- Neighbours



Wetlands

All development on the property will be within existing buildings which are located away from the wetlands area. Any increased traffic will be towards the Rendezvous Rd entrance.

It is a priority of Nature's Atelier to replant native species where applicable and to live softly on the land. Nature's Atelier activities will be to observe and record wildlife and to restore water levels through the removal of some Blue gum plantings.

The present owners of the land have confirmed in the 40year+ that they have occupied the property there has been no incidents of flooding.

Environmental Health

Asbestos Garden Shed.

It is noted that there is a garden shed which has asbestos walls. It is a condition of purchase that these walls be removed and the asbestos disposed of safely.

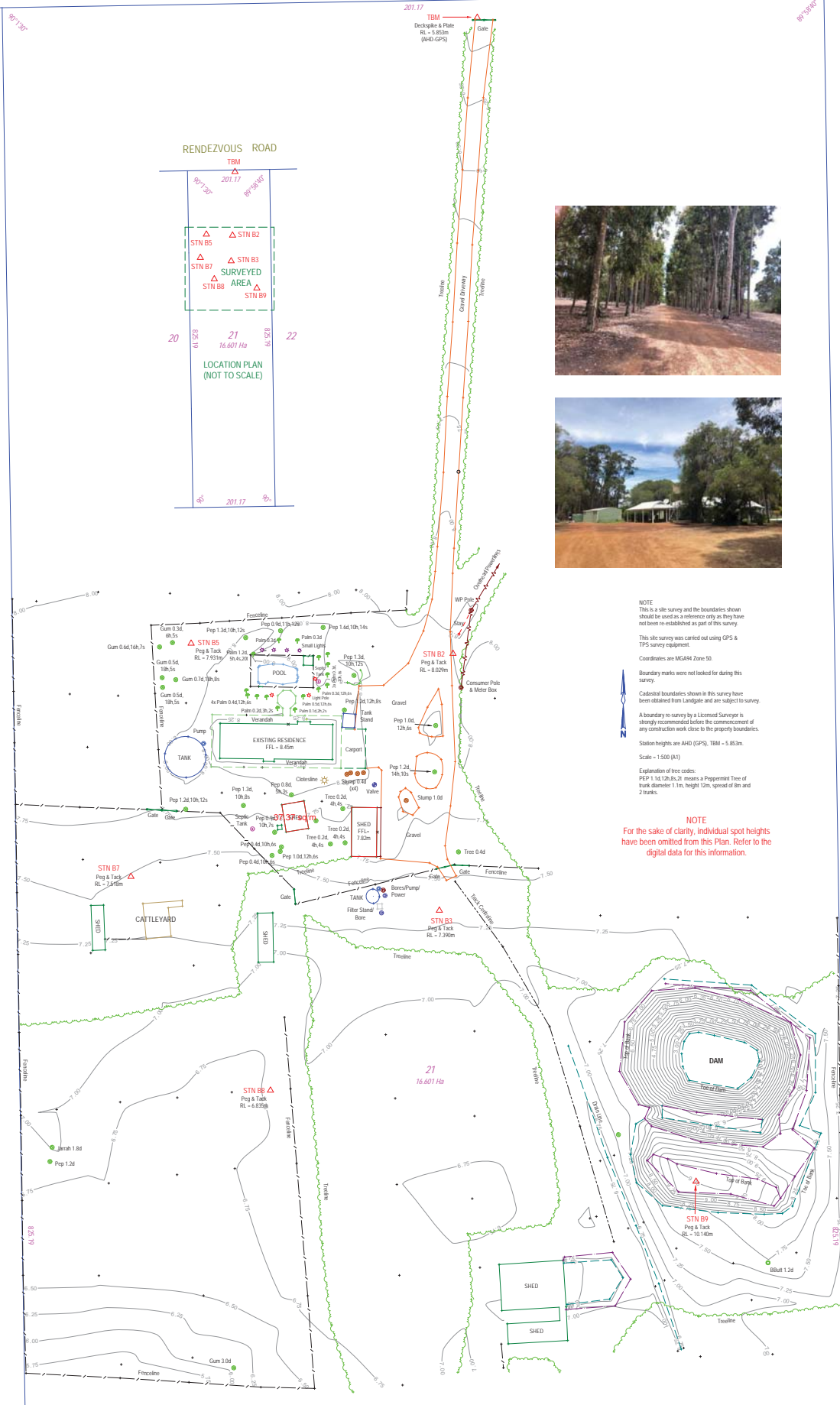
Water Supply –

It is proposed to install a filtration system on the large water tank to filter water to potable standards for the Child Care Facility.

The gardens are serviced by a licenced bore which has filtration installed.

RENDEZVOUS

ROAD



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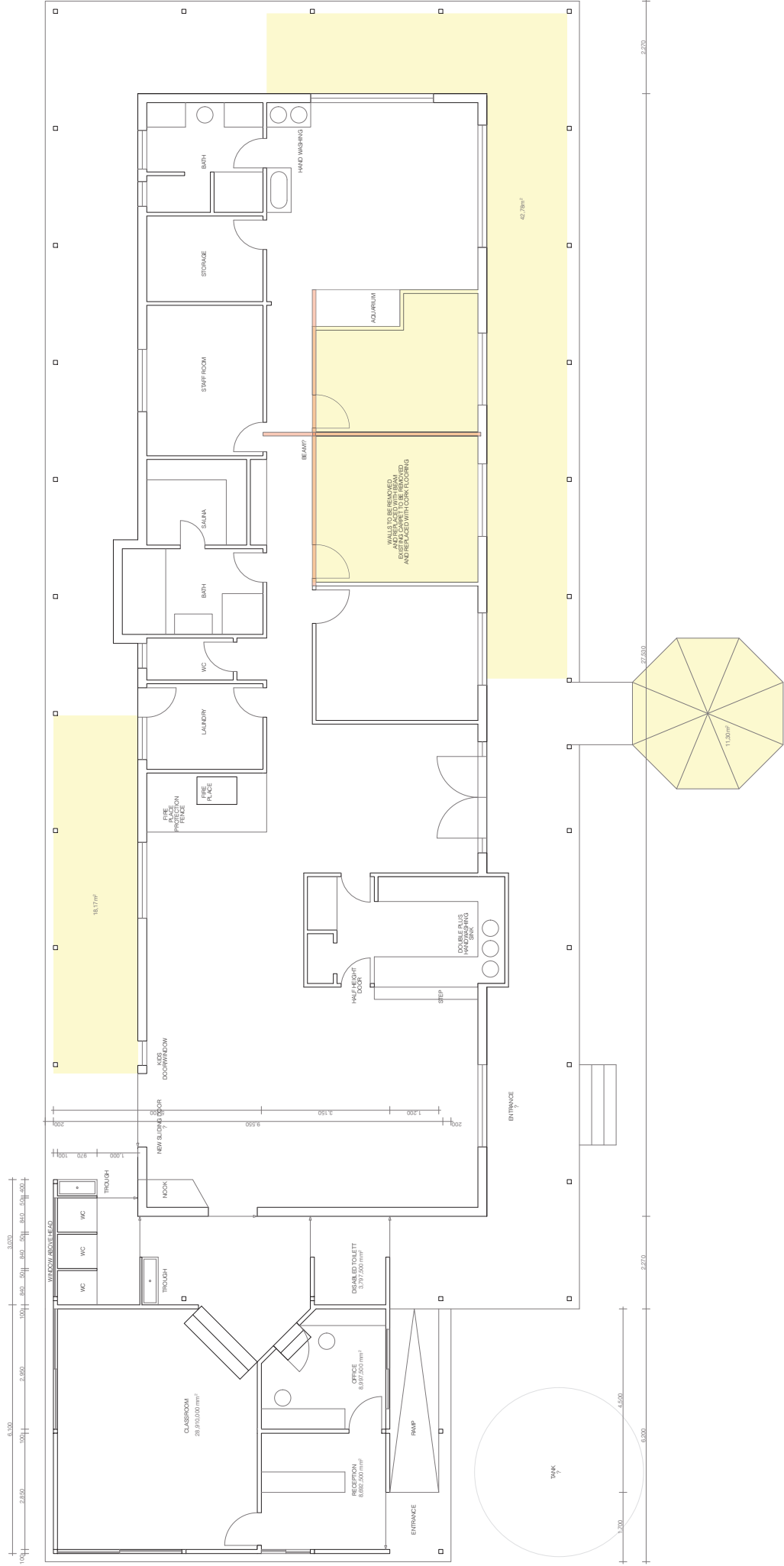
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FEATURE SITE SURVEY
LOT 21 (#431) RENDEZVOUS ROAD
VASSE

CITY OF BUSSELTON

CLIENT	DARNUM SUPER FUND		
DRAWN BY	HJ BURTON	DATE	2-February-2018
SCALE (A1)	1:500	MAGNET JOB	1209s2010.mjp
DATUM	AHD (GPS)	FILE	1209s2010
		PLOT	Draws2010
		Rev	0



FLOORPLAN
DESIGN STAGE 2
M 1:100 @ DIN A3

SHELTER CONSTRUCTION
CAMERON DOUGLAS
DRAWN BY
MORITZ MULLER

PROPOSED DAYCARE AND
EARLY LEARNING CENTRE
431 RENDEZVOUS RD
VASSE

