

📍 SUBJECT SITE

Craigieburn childcare site (demo)

VIC · Childcare Centre · 1,000 m² drawn boundary

DECISION READOUT

NO FATAL FLAWS IDENTIFIED

No Major red flags across the 19 assessable constraint(s).
5 Moderate constraint(s) require mitigation through the development application.

5 Moderate

8 Minor

6 Insignificant

TO

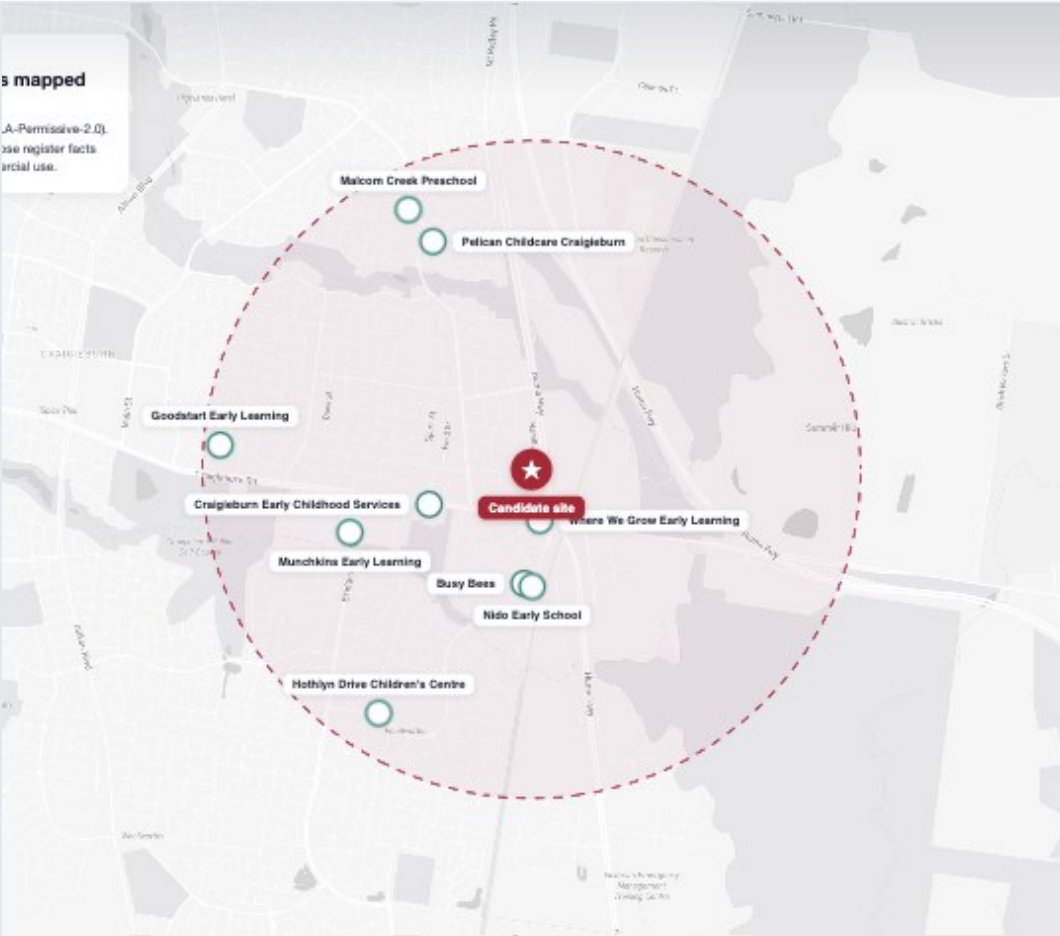
Project proponent

FROM

DA Leads Planning Intelligence

DATE

13 July 2026



STATE

VIC

ZONE

GRZ1

SITE AREA

1,000 m²

NEAREST DWELLING

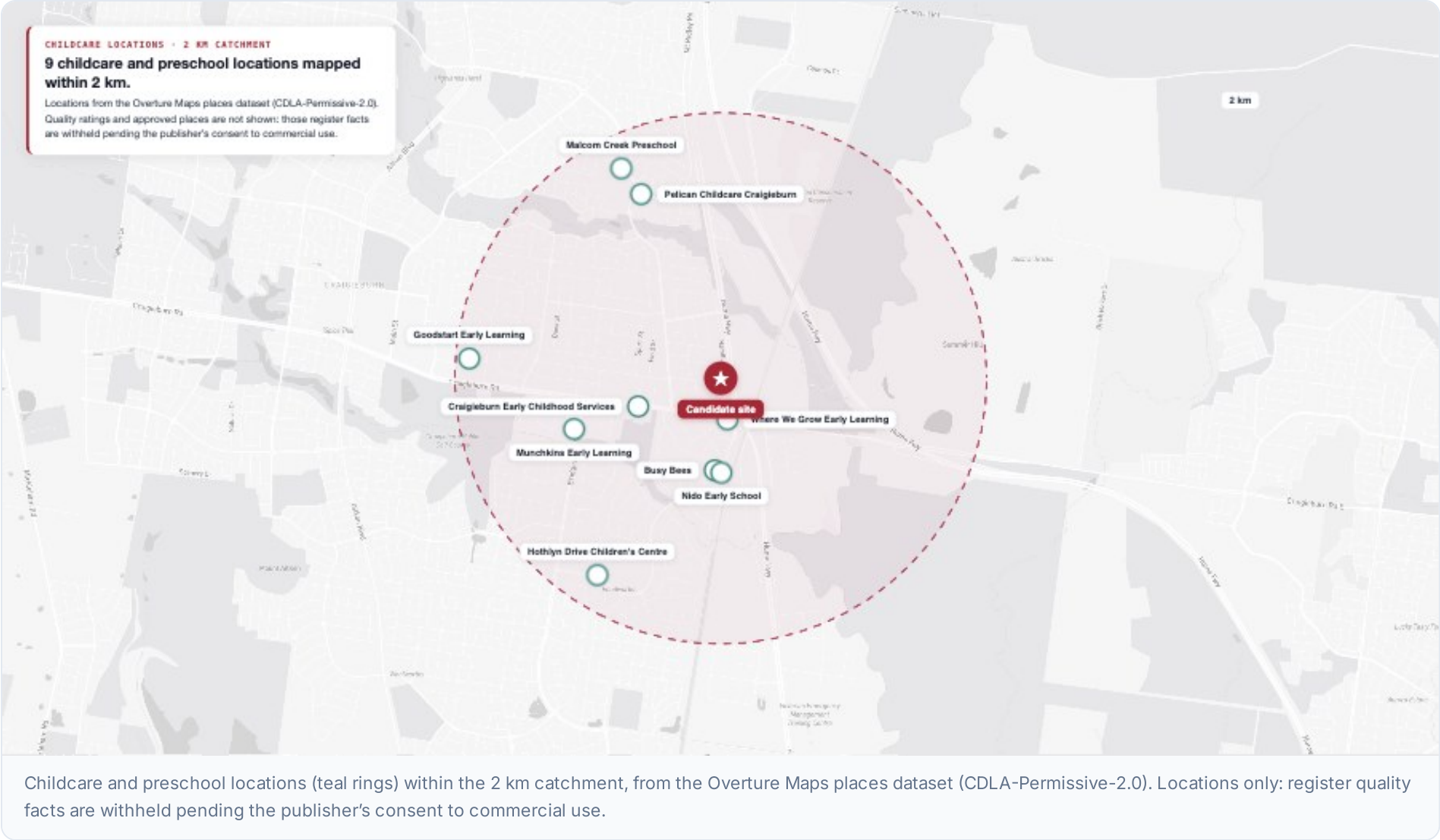
To confirm

BACKGROUND

Instructions & Purpose

Desktop site decision memo for a candidate childcare centre prior to formal feasibility: who lives in the catchment, what supply is coming through the application pipeline, and whether the planning pathway is open.

Answer the two questions a childcare site decision turns on: does the catchment carry the demand, and can the site get planning consent and then a service approval. Census, application-pipeline and planning facts only; this memo does not model demand.



What new supply is coming and who lives in the suburb — from our tracked application records and the ABS Census. Existing-service register facts are withheld pending the publisher's written consent to commercial use; their absence is not a statement about the number of services nearby. Raw facts to size the opportunity; this is not a demand model.

ACECQA national register facts are withheld pending the publisher's written consent to commercial use; this is not a statement about the number of services nearby.

INCOMING SUPPLY: CHILDCARE APPLICATIONS WE TRACK

No childcare application within 3.0 km of the site in our tracked records; 1 tracked across the LGA in 24 months, 84 state-wide in 12 months.

Counts are applications our scrapers tracked; council coverage varies, so zero means none tracked, not none lodged. Source: DA Leads tracked application records.

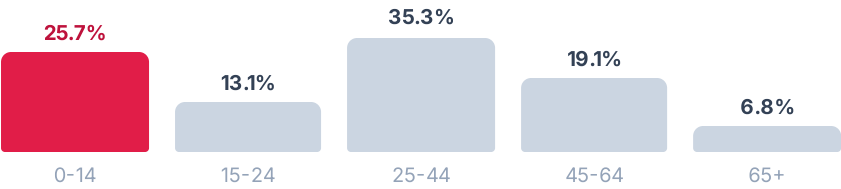
CATCHMENT PROFILE: CRAIGIEBURN (VIC)

Population	65,178
Children aged 0–14	≈ 16,751 (25.7% of population)
Growth trend	6.1% / year (≈ 689 people / year), model classification: high growth

Median age	32
Median family income	\$1,855 / week
Median house price	\$655,800 (Apr-Jun 2024)
Average household size	3.3
Dwellings	18,944 (89.2% separate houses)
Renting	29.2%
Residents with a university qualification	38.5% (a further 44.5% certificate / diploma) — workforce backdrop, not a hiring-market study
Top resident industries	Healthcare (18.5%), Construction (9.6%), Transport (9.4%)

Source: ABS Census SAL profile + cohort-model growth trend (suburb_profiles).

AGE STRUCTURE



Distances are straight-line; a real trade area follows roads and commuter flows. Demand facts are the ABS Census profile of the site's suburb, not a demand model: no utilisation, waitlist, fee or projected-need estimate is made. Existing operating supply and NQS quality facts are withheld pending the register publisher's written consent to commercial use; their absence is not a statement about the number or quality of services nearby. Application counts are our tracked records; council coverage varies and a zero means none tracked, not none lodged. Transport, parking, health and open-space facts are OpenStreetMap as at build time; the hiring market, award wages and tertiary early-childhood course offerings are not in our data and are not covered.

02 / LOCATION & ACCESS

The School Run, and How Families Would Get Here

A centre lives on daily routines: the schools families already drive to, the health and open-space anchors around the site, and how a parent physically drops a child off — parking, buses, the train.

SCHOOLS WITHIN 2.5 KM

6 schools, including 5 primary / combined. These are nearby education-access points on common family travel routes. This is not a measure of school quality, enrolment demand or fee tolerance.

SCHOOL	TYPE	SECTOR	DISTANCE
Our Lady's School	Primary	Catholic	971 m
Craigieburn Secondary College	Secondary	Government	1,468 m

Craigieburn South Primary School	Primary	Government	1,476 m
Craigieburn Primary School	Primary	Government	1,742 m
Willmott Park Primary School	Primary	Government	1,901 m
Mother Teresa School	Primary	Catholic	2,497 m

Source: ACARA school profile extract (as baked for the map's school layer). Tertiary early-childhood course offerings are not in our data; the workforce question sits with the licence phase of the action plan.

HOW FAMILIES WOULD GET HERE

NEAREST TRAIN STATION

Craigieburn — 652 m

BUS STOPS (1.2 KM)

29 (nearest 329 m)

PUBLIC PARKING (1.5 KM)

45 mapped areas, nearest 157 m

NEAREST HOSPITAL

Craigieburn Community Hospital — 2,033 m

CLINICS / GPS (3 KM)

6

PARKS & PLAYGROUNDS (1.2 KM)

22 parks, 6 playgrounds

How locals actually travel (Census journey to work): **87.9%** drive, **4.1%** take public transport. Drop-off will be car-first, which is why parking and queuing design is one of the contested issues in the planning chapter.

Source: OpenStreetMap (Overpass), queried at report build time. Presence and distance facts only; the on-site drop-off and parking design question is assessed in the planning chapter.

03 / THE PLANNING PATHWAY

The Site, Zoning & the Contested Issues

The candidate site itself, then the statutory screen: 19 constraints on the four-level scale. The zone question and the issues childcare applications are typically fought on are set out in full below; the remaining constraints are condensed into the screening table, ordered most severe first, with their full risk detail retained in the screening dataset.

5 Moderate

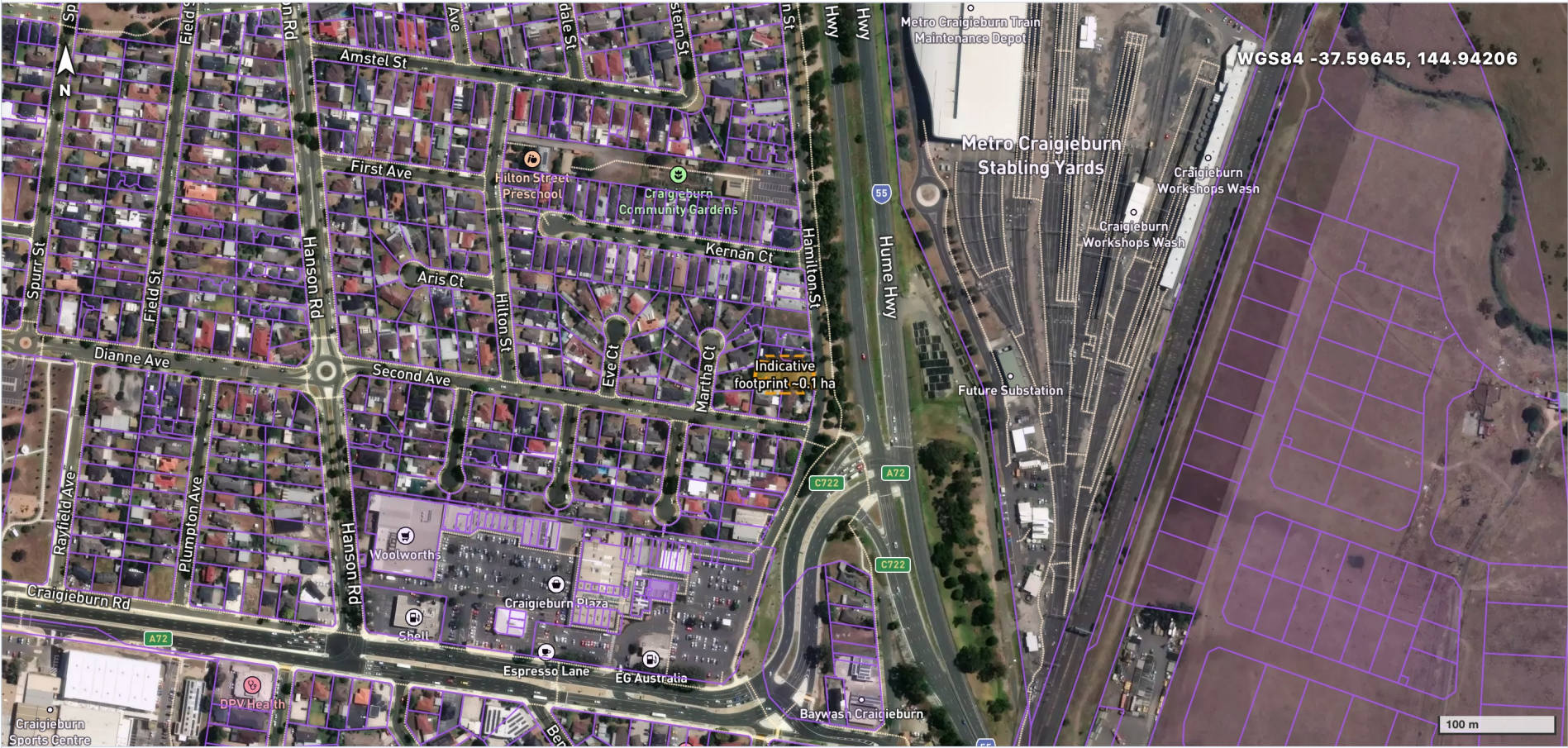
8 Minor

6 Insignificant

THE CANDIDATE SITE

11, Hamilton Street, Craigieburn, Melbourne, Victoria, 3064, Australia

Hume
0.1 ha (drawn)



Drawn site boundary and immediate surrounds on current satellite imagery, with the indicative project footprint and nearest mapped dwelling where shown. Screening exhibit only, not a survey or cadastral plan.

Subject site Surrounding parcels Indicative footprint ~0.1 ha

FIGURE 1 Site and surrounds — drawn site boundary, indicative project footprint and nearest dwelling on current satellite imagery. Screening exhibit only, not a survey or cadastral plan.

ADDRESS

11, Hamilton Street, Craigieburn, Melbourne, Victoria, 3064, Australia

SITE AREA (DRAWN)

1,000 m²

STATE

VIC

ZONE

GRZ1 - GENERAL RESIDENTIAL ZONE
- SCHEDULE 1

COUNCIL

Hume

NEAREST DWELLING

To confirm

NEAREST HV POWER

To confirm

NEAREST CONSERVATION AREA

Craigieburn Grassland N.C.R. (about 1047 m)

STATUTORY CONTROLS OVER THE SITE

ZONE	GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1
OVERLAY	DESCRIPTION
SC08	SPECIFIC CONTROLS OVERLAY - PS MAP REF SC08

1Zoning

MINOR

The site is zoned GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1. Zoning establishes whether a childcare centre is envisaged, assessable with consent, or prohibited, and sets the assessment pathway.

Legislation: State planning legislation and the applicable planning scheme / Planning and Design Code

ASPECT	RISK	MITIGATION	RATING
Applicable zone	Site zoned GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1; childcare is typically assessable with consent	Confirm the assessment pathway and any zone-specific conditions	Minor

REQUIRED CHECKS

- Confirm zone provisions and the assessment pathway with the planning authority

2Noise (residential amenity)

SURVEY REQUIRED

MODERATE

A childcare centre is a sensitive use that also generates its own contested noise source: children's outdoor play. Councils routinely require an acoustic report addressing play-area noise at the nearest residential boundaries, plus the noise environment the centre inherits from roads, rail

and industry. Neither direction can be cleared on a desktop.

Legislation: Environment Protection Regulations 2021 (Vic) noise provisions

ASPECT	RISK	MITIGATION	RATING
Outdoor play noise to neighbours	Standard objection theme; the acoustic report and play-area layout decide it	- Acoustic assessment - Play-area orientation / boundary treatment	Moderate
External noise onto the centre	Road / rail / industry noise onto outdoor play areas	External noise assessment against the state instrument	Minor

REQUIRED CHECKS

- Acoustic assessment covering outdoor play noise at residential boundaries
- Assess external noise sources onto outdoor play areas
- Orient play areas and use boundary treatments where criteria are exceeded

3

Traffic & Access

SURVEY REQUIRED

MODERATE

No site-specific traffic data is queried on a desktop. The rating reflects that childcare traffic is inherently peaky and parking / access design is one of the two most contested childcare DA issues alongside noise. The TIA at DA stage provides the numbers.

Legislation: State road / planning authority traffic impact and OSOM permit requirements

ASPECT	RISK	MITIGATION	RATING
Drop-off / pick-up peak traffic	Twice-daily concentrated peaks on the local network; parking rates and queuing decide the DA conversation	- Traffic Impact Assessment modelling the drop-off / pick-up peaks - Parking provision at the council rate, with a queuing / set-down plan	Moderate
Construction traffic	Heavy-vehicle movements during the build	Construction Traffic Management Plan	Minor

REQUIRED CHECKS

- Traffic Impact Assessment modelling drop-off / pick-up peaks
- Parking and set-down design to the council standard
- Confirm access location with the road authority where a referral applies

4

Hazard & Risk (fire / explosion)

INSIGNIFICANT

A childcare centre carries no on-site industrial hazard. The hazard question runs inward and reads harder than for housing because the occupants are children: separation from service stations, licensed dangerous-goods sites, pipelines and major hazard facilities must be confirmed, and site contamination history is assessed under the contamination constraint.

Legislation: State planning provisions for sensitive uses near hazardous facilities; Bushfire protection requirements for special / vulnerable-occupant uses

ASPECT	RISK	MITIGATION	RATING
Surrounding hazards	Children are the receptors; separation from external hazardous facilities must be confirmed	Hazardous-facility and pipeline separation check	Insignificant

REQUIRED CHECKS

- Identify licensed hazardous facilities, service stations and pipelines near the site and confirm the applicable separation / risk contours
- Confirm the bushfire protection and evacuation requirements that apply to childcare in this state where the site is bushfire-prone

THE REST OF THE SCREEN

#	CONSTRAINT	RATING	KEY FINDING	FIRST CHECK BEFORE RELIANCE
5	Flora & Fauna / Ecology	Moderate	Threatened biota, native vegetation or a nearby reserve identified.	Flora and fauna survey by a qualified ecologist
6	EPBC / Matters of National Significance	Moderate	A Matter of National Environmental Significance is likely triggered; EPBC referral required.	Generate a Protected Matters Search Tool (PMST) report for the site
7	Utilities (power / gas / water / NBN)	Moderate	No transmission line within 20km; grid connection is a commercial risk; No gas pipeline within 20km (only relevant for gas projects); No water / sewer main mapped nearby	Network connection study with the transmission operator
8	Cadastral / Title & Easements SURVEY REQUIRED	Minor	No infrastructure corridor crosses the site in the mapped data; title, lot/plan and easements are not desktop-verifiable, so order a title search.	Order a Certificate of Title and plan of subdivision from the state land registry
9	Planning Overlays	Minor	1 overlay(s) apply: SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO8	Review each overlay schedule and address its objectives in the development application
10	Aboriginal Heritage	Minor	Outside a mapped Area of Cultural Heritage Sensitivity; protection still applies (a sensitivity model, not a site register).	Unexpected finds procedure during ground-disturbing works
11	Visual Amenity	Minor	Dwelling-scale built form; visual amenity is a streetscape / neighbourhood character design matter, not a landscape visibility question.	Prepare elevations and a landscape plan responding to the streetscape
12	Geotechnical SURVEY REQUIRED	Minor	Not desktop-assessable; intrusive geotechnical investigation required.	Commission a geotechnical investigation (boreholes / test pits) at detailed design
13	Soils SURVEY REQUIRED	Minor	No acid sulfate soils mapped, but soil classification was not returned.	Confirm soil conditions in the geotechnical investigation

14	Air Quality	Minor	Non-combustion project; air quality limited to construction dust.	Construction air quality management plan
15	Historic / Federal Heritage	Insignificant	No listed historic heritage place within 1km.	Confirm against the Australian Heritage Database and the state heritage register
16	Bushfire	Insignificant	Site is not within a mapped bushfire prone area.	Confirm the classification with the fire authority before detailed design
17	Hydrology / Flooding	Insignificant	No mapped flood hazard or overlay affects the site.	Confirm the relevant flood level (e.g. 1% AEP) with the floodplain authority
18	Contours / Topography	Insignificant	Mean site slope about 1.7% from the SRTM 30m elevation model.	Confirm levels and gradients with a feature and level survey
19	Contaminated Land	Insignificant	No EPA-listed contaminated site within 500m.	Phase 1 environmental site assessment if prior industrial use is suspected

Ratings use the four-level scale in Appendix A. Constraints marked Survey required have NOT been assessed as low risk; the phased action plan sequences their checks.

04 / APPROVALS & LICENCE

Council Consent, then a Licence to Operate

Planning consent and the licence to operate are separate regimes: the council decides the development application, and the state regulator approves the provider and the service under the National Quality Framework. Neither implies the other.

APPROVAL	AUTHORITY	TRIGGER
Development application / planning permit	Local council (consent / responsible authority)	Centre-based child care is typically assessed by the council under the local planning scheme and any state child-care planning provisions; some states provide code-based pathways for conforming designs
EPBC referral (if MNES significantly impacted)	DCCEEW (Commonwealth)	Potential significant impact on a Matter of National Environmental Significance
Native vegetation clearance	State native vegetation authority	Clearance of native vegetation
Service approval to operate (post-planning)	State education and care regulator (National Quality Framework)	Operating a centre-based education and care service requires provider and service approval under the Education and Care Services National Law, separate from planning consent

Utility connections (power / water / sewer)	Distribution network and utility providers	New connections and any augmentation the development requires
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COMPARABLE APPROVED CHILDCARE PROJECTS

Recent comparable projects approved on a similar assessment pathway. Precedents de-risk the approval thesis; they are indicative only and each application turns on its own merits.

PROJECT	SCALE	APPROVAL PATHWAY	YEAR
Child care centre, Cranbourne East (City of Casey PA25-0393) Casey approved 45 childcare-related applications in the 12 months to July 2026, the most of any Victorian council in DA Leads data after Melbourne.	Development and use of land for child care centre	Planning permit assessed and approved by the City of Casey as responsible authority under the Casey Planning Scheme; lodged 8 July 2025.	2025 source
Early education facility, 51 Westminster Street, Schofields (CDC-278561) Recent NSW code-pathway childcare approval in the Blacktown growth area.	Demolition and erection of a new centre-based child care facility	Complying development certificate issued 10 April 2025 (Blacktown LGA): a code-based pathway available in NSW where the design conforms; non-conforming designs go to a council DA.	2025 source

NEXT STEPS

Recommended Action Plan

The phased sequence from this memo to a lodged development application and a licensed service.

PHASE	ACTIONS
Immediate (week 1 to 2)	- Order a Certificate of Title and plan of subdivision from the state land registry - Pre-application meeting with council to confirm the zone pathway and any childcare-specific planning provisions - Commission a demand study for the catchment; the Census, application-pipeline and planning facts in this memo are its inputs, not its substitute
Pre-DA specialist work (week 3 to 12)	- Acoustic assessment covering outdoor play areas and mechanical plant against neighbouring dwellings (effectively mandatory for a childcare DA) - Traffic impact assessment and parking / drop-off design for the morning and afternoon peaks - Confirm zone provisions and the assessment pathway with the planning authority - Commission a survey-grade boundary identification if the project proceeds to design - Flora and fauna survey by a qualified ecologist - Native vegetation clearance assessment and offsets if required

Licence to operate (parallel)	- Prepare provider and service approval applications with the state regulator under the Education and Care Services National Law (separate from planning consent) - Design to the National Regulations space rates (3.25 m2 unencumbered indoor and 7 m2 outdoor space per child) before lodging the development application
Detailed design	- Review each overlay schedule and address its objectives in the development application - Unexpected finds procedure during ground-disturbing works - Confirm with a Heritage Advisor if the activity is high-impact - Confirm against the Australian Heritage Database and the state heritage register - Confirm the classification with the fire authority before detailed design - Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

THE SITE VERDICT

No fatal flaws identified

No Major red flags across the 19 assessable constraint(s). 5 Moderate constraint(s) require mitigation through the development application.

WHAT THIS SITE HAS GOING FOR IT

- Demand is growing: Craigieburn is on a 6.1% a year trend (~689 people a year, high growth), with 25.7% of residents aged 0-14
- On the school run: 5 primary/combined schools within 2.5 km holding 2,674 enrolments, and families already travel past this site daily
- Commuter drop-off works: Craigieburn station is ~652 m away, with 29 bus stops within 1.2 km
- The planning pathway is open: GRZ1, no fatal flaws in the screen

WHAT TO WATCH

- Existing operating supply is not in this memo: register facts are withheld pending the publisher's written consent, so size the competition separately before pricing the site
- The two contested childcare DA issues (acoustics, peak drop-off traffic and parking) both need commissioned assessments here; neither clears on desktop data
- Fee sensitivity: nearby school ICSEA percentiles average 36 (range 15-58), pointing to a price-conscious catchment, so test the fee point in the demand study

Every line above stands on a number earlier in this memo; none of it replaces the demand study or the specialist assessments in the action plan.

Indicative screening fee: A\$1000 per site.

APPENDIX A

Method, Data & Rating Scale

This is a desktop red flags screen. The drawn site boundary was intersected against national and state planning, hazard and environmental spatial layers, supplemented by state planning services and an SRTM elevation model. Each constraint is rated on the four-level scale, and where data is unavailable for the state it is flagged for survey rather than assumed clear.

HOW THIS SCREEN WAS PRODUCED

- Spatial intersection of the site polygon against the mapped constraint layers
- State planning service queries for zoning, overlays and the nearest residential receptor
- Terrain analysis (slope and visibility) from a 30m elevation model
- Rule-based rating per constraint, with a data status recorded separately from the rating

LIMITATIONS

- Mapped vector data is generalised at zoom and is not survey accurate; boundaries and distances are indicative.
- Data coverage varies by state. Constraints flagged data-limited require a specialist survey and are NOT low-risk.
- EPBC matters are screened by proximity and mapped layers only; a Protected Matters Search Tool report and self-assessment are still required.
- This screen does not replace a title search, specialist assessments, modelling, or the formal development application.

RISK RATING SCALE

Each constraint is rated on a four-level scale. Constraints that could not be assessed from available data are shown separately and are not treated as low risk.

**Major**

Significant; likely to preclude development unless rectified (potential fatal flaw).

**Moderate**

Significant; will need to be mitigated.

**Minor**

Evident but not significant; readily mitigated.

**Insignificant**

No constraint on development proceeding.

**Data not available**

Could not be assessed from available data; further investigation required. This is NOT a low-risk finding.

ATTACHMENT A

Indicative Scope of Work & Fees

Indicative scope and fees to take this site from screening to a lodged development application. The site screen is a fixed fee; later phases are scoped against the red flags identified above and are a small fraction of the cost of progressing an unscreened site to formal feasibility.

TASK	DETAIL
Site decision memo (this report)	Catchment supply and demography plus the desktop planning screen, to confirm the site is worth feasibility spend.
Title and cadastral review	Certificate of Title, plan of subdivision, easements and ownership consolidation.
Pre-lodgement planning advice	Confirm the zone pathway and overlay requirements with the planning authority.
Acoustic and traffic assessments	The two assessments a childcare DA is typically contested on: outdoor play and plant noise against neighbouring dwellings, and peak drop-off traffic and parking design.
Specialist assessments (as triggered)	Flora and fauna, heritage, noise, air quality, bushfire, hydrology and geotechnical scopes set by the red flags above.
Development application preparation and lodgement	Compile and lodge the development application with the supporting specialist reports.
NQF provider / service approval	Provider and service approval under the Education and Care Services National Law, lodged with the state regulator; separate from and additional to planning consent.

ITEM	INDICATIVE FEE (EX GST)
Childcare site decision memo (per site)	A\$1,000
Title and cadastral review	A\$0.5K to A\$1K
Pre-lodgement planning advice	A\$3K to A\$6K
Flora and fauna assessment	A\$15K to A\$30K
Heritage assessment / CHMP	A\$10K to A\$40K
Noise assessment	A\$15K to A\$25K
Geotechnical investigation	A\$10K to A\$25K
Development application preparation	A\$30K to A\$60K

Fees are indicative ranges excluding GST and vary with site complexity and the assessments triggered.

DATA SOURCES

EPBC referrals and threatened species / communities (DCCEEW)	+	+	+	+	Drawn-polygon spatial intersection against live vector tiles plus state WFS and SRTM elevation 19 constraints assessed				
CAPAD conservation reserves / Ramsar wetlands (DCCEEW)									
State planning zones and overlays (state planning portals)									
Gas and electricity transmission infrastructure (Geoscape / state datasets)									
SRTM 30m elevation model (open-elevation.com)	+	+	+	+	+	+	+	+	+

This is a preliminary desktop screening based on publicly available spatial data current to the generation date, prepared to support early site selection. It is not a substitute for specialist planning, ecological, heritage, geotechnical, acoustic or engineering assessment required for a development application or EPBC referral, and must not be relied upon for investment decisions. Constraints shown as Data not available have NOT been assessed as low risk; they require the specialist checks listed in their sections.