

| Technical Report | | | |
|---|-----------------------------|------------------------|-----------------|
| Application No: | PA22/972 | | |
| Lodgement Date: | 3 November 2022 | | |
| Address: | 116 Warrington Road, Byford | | |
| Proposal: | Child Minding Centre | | |
| Land Use: | Child Minding Centre | Permissibility: | SA |
| Owner: | Macromax Pty Ltd | | |
| Applicant: | Burgess Design Group | | |
| Zoning: | Urban Development | Designation: | Residential- R5 |
| Delegation Type: | 12.1.1 | Officer: | David Quelch |
| Site Inspection: | Yes | | |
| Advertising: | Yes | | |
| Internal Referrals: | | | |
| External Referrals: | | | |
| <p>Department of Education: (submission) The Department wishes to advise that it does not have any objections to the proposal as it has previously been approved and this DA is purely seeking minor amendments to:</p> <ul style="list-style-type: none"> the increase of the capacity of children at the Child Minding Centre from 100 to 104; internal building layouts; staff ratio from 17 to 18. <p>It is evident a Traffic Impact Statement has been prepared by KCTT and they have indicated the centre will not have a negative impact on the surrounding road network.</p> <p>Based on the above, there would unlikely be any adverse impacts to Beenyup Primary School which is in close proximity to the proposed development. Notwithstanding this, the Department recommends the following condition be imposed on the planning approval:</p> <p><i>A Construction Management Plan (CMP) be submitted to, and approved by, the City. The CMP shall address noise, odour and dust emissions mitigation. In addition, the CMP is to include how car parking, delivery vehicles and traffic impacts associated with construction will be managed so as not to jeopardise the safety of the school community, particularly during school drop off/ pick up times.</i></p> | | | |
| Within a Bushfire Prone Area: | Yes | | |

Introduction:

A planning application dated 2 November 2023 has been received for proposed Child Minding Centre at 116 Warrington Road, Byford.

The subject lot is zoned Urban Development in accordance with the Shire's Town Planning Scheme No. 2 (TPS 2). A Child Minding Centre is a 'SA' use within the 'Residential' zone as designated under the LSP in accordance with the Shire's TPS2.

This report recommends that the Child Minding Centre as proposed be approved subject to appropriate conditions.

Background:

Existing Development:

The subject site is just under 2ha in area, and is zoned 'Urban Development' under the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2). It adjoins the existing Beenyup Grove Primary School and is designated 'Residential' under the Doley Road Precinct Local Structure Plan (LSP). The site is bound by Warrington Road to the east, which provides the current access point to the site. The current extent of Shepparton Boulevard abuts the site as a temporary cul-de-sac at the south-western corner of the lot and this road will ultimately extend eastwards to connect to Warrington Road.

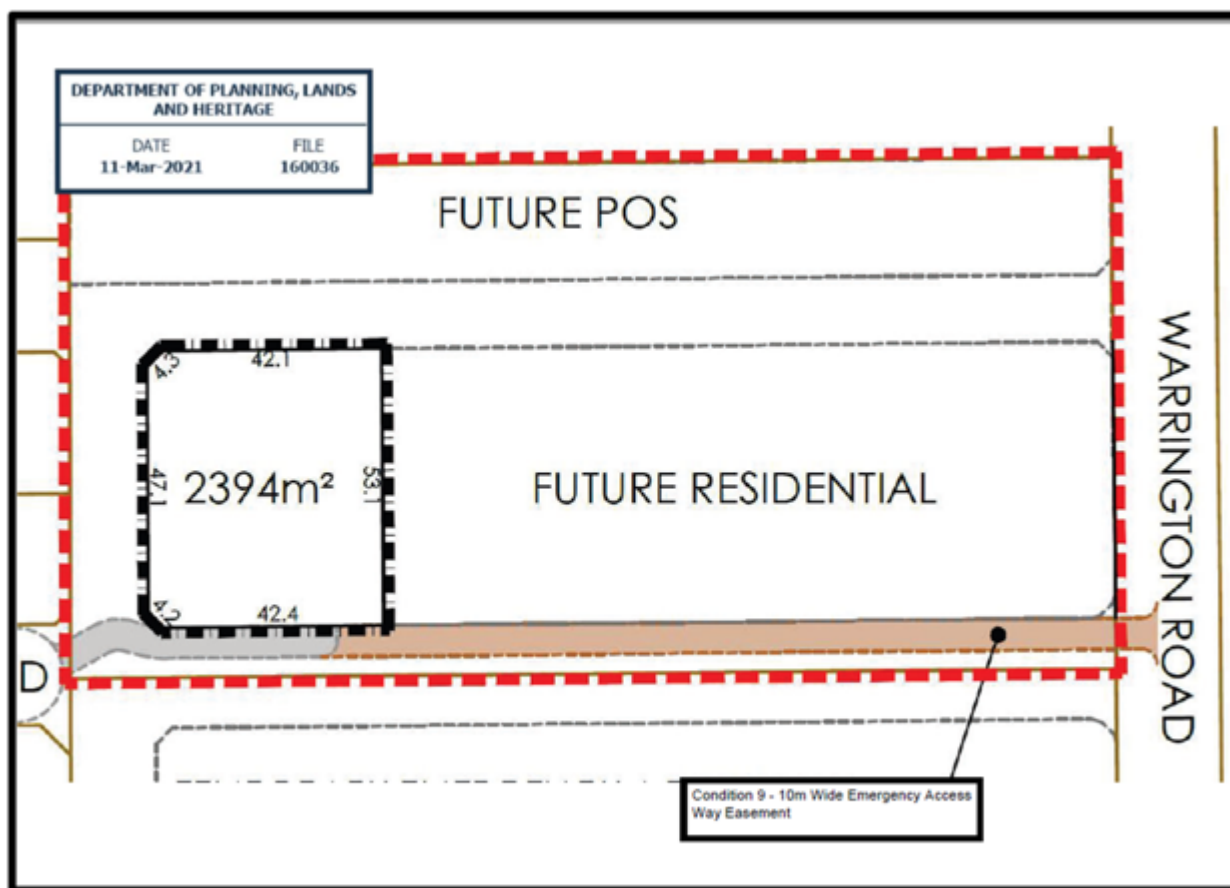
The site has been developed for residential purposes and features a 'Single House' located to the north-eastern corner of the lot and incidental development including a shed and water tank. The remainder of the site is undeveloped. The surrounding land comprises of large lots intended for future residential development.



Aerial View of Subject Site and Surrounds

The site is subject to an existing approval for a Child Minding Centre, approved by Council at its 21 September 2020 Ordinary Council Meeting. The applicant initially sought to amend the existing approval however, as several changes were proposed, including an increase in children, a new application was required as the amendments were considered to materially depart from the initial approval.

The site is also subject to a two-lot subdivision approval which is still undergoing condition clearance with the Shire and the Western Australia Planning Commission. The approved plan of subdivision is as follows, which also shows the area to be dedicated for public open space and the road requirements for Shepparton Boulevard as reflected within the LSP. Note that the site plan for the Child Minding Centre development shows a lot size of 2262m² while the approved subdivision lot size is 2394m² and therefore the plans will need to be amended in the future to show the final lots size.



Approved Plan of Subdivision

Deemed Provisions – Cl 67 Matters to be considered by Local Government

| | | | |
|--|---|---------------------------------------|--|
| a) The aims and provisions of this Scheme and any other local planning scheme operating within the area | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| <p>Comment: The proposed development falls within the 'Child Minding Centre' land use under TPS2, which is defined as:</p> <p><i>'Child Minding Centre' - means land and buildings used for the daily or occasional care of children in accordance with the Child Welfare (Care Centres) Regulations, 1968 (as amended) but does not include a family care centre as defined by those Regulations, or an institutional home.'</i></p> <p>This has been approved by virtue of the previous decision of Council. It remains a land use consistent with the objectives of the 'Urban Development' zone, and LSP. Given the changes in physical form and layout of the proposal, a new application for development approval is required.</p> <p>Town Planning Scheme No. 2 (TPS2)</p> <p>Development Standards and Site Requirements:</p> <p>Clause 7.10 and table 2 of TPS2 sets out the development standards and site requirements for development. Consideration has been given to the requirements as they apply to the 'Residential' zone, which the land is designated as under the LSP.</p> <p>Within the 'Residential' zone under Table II, a Child Minding Centre is required to retain a 20m frontage and achieve a 7.5m front setback, 3m side setback and 7.5m rear setback. The development must also</p> | | | |

achieve a minimum plot ratio of 0.5:1, maximum site coverage of 30% and minimum landscaped area of 50%. The variations proposed to TPS2 are assessed as follows:

| Standard | Requirement | Proposed | Comments |
|---------------|-------------|----------|---|
| Rear setback | 7.5m | 4.2m | Refer to the LPP4.24 assessment section of the report. |
| Site Coverage | 30% | 39% | Variation to this requirement is considered reasonable given the site will be located on a corner and the verge fronting Shepparton Boulevard and a portion of the verge fronting the west boundary will be planted as shown on the submitted landscape plan prepared by 'Ecoscape'. Overall, sufficient setbacks and outdoor play areas have been provided to ensure the development positively contributes to the open space character of the local area. |
| Landscaping | 50% | 45.1% | Refer to the LPP4.24 assessment section of the report. |

The requirements under clause 7.10 of TPS2 contain provisions that relate specifically to landscaping around car parking areas. Clause 7.10.2 requires a minimum landscaping strip width of 1.5m or 2m between a street boundary and car parking area. The proposed development would provide a landscaping strip between the street and car parking area of only 1.5m in width and would not comply. A condition has been recommended, requiring a Landscaping Plan prior to occupation to ensure the proposal contributes positively to the locality and the streetscape.

Car Parking

The proposed development will provide a total of 22 car parking bays. The parking requirements under Table V - Parking Requirements of TPS2 for a 'Child Minding Centre' requires one space for five children accommodated. The proposal seeks a maximum accommodation of 104 children, which would equate to a minimum requirement of 20.8 parking bays and therefore the proposal exceeds this requirement.

Under LPS3, the parking provisions are slightly different, a 'Child Care Premises' requiring one bay per 10 children accommodated under maximum occupancy, and one bay per employee. Under these provisions, the development would require variable car parking rates given variable staffing numbers apply depending on the number and age mix of children cared for. While a maximum upper level of 28 parking bays could be required, the applicant advises that the operational intent of the centre is to see the mix of staff and children not exceed the maximum requirement of 22 parking bays. Given the Child Minding Centre will only operate with the maximum staff capacity during the peak hours of 10.00am to 3.00pm, which avoids the peak morning and late afternoon child drop off / pick up periods, the proposal at 22 bays is considered acceptable.

b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving

YES



NO



N/A



Comment: Land Use Permissibility- pursuant to the 'Shire of Serpentine Jarrahdale Local Planning Scheme NO. 3' (draft amendment), the subject site is located within the 'Urban Development Zone' with a 'Residential' designation and the proposed 'Child Care Premises' (new term for Child Minding Centre)

an 'A' use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions. In this case, the subject site is located on the edge of a rapidly expanding residential area and will service the childcare needs of the local community.

Note- pursuant to TPS NO.3, a 'Child Care Premises' means premises where –

(a) an education and care service as defined in the Education and Care Services National Law (Western Australia) Section 5(1), other than a family day care service as defined in that section, is provided; or

(b) a child care service as defined in the Child Care Services Act 2007 section 4 is provided.

Further, the site is located within the 'Special Control Area 9- SCA9- Byford Development Contribution Area'. The objectives of this provision are as follows:

- To designate areas where a Development Contribution Plan shall apply.
- To specify the infrastructure items and contribution methodology contained within the Development Contribution Plan.

c) any approved State planning policy

YES



NO



N/A



Comment:

The subject site is located within a Bushfire Prone Area and subject to assessment under SPP3.7, which classifies Child Minding Centres as 'vulnerable' land uses requiring the submission of a Bushfire Management Plan (BMP) to be jointly endorsed by the local government and the Department of Fire and Emergency Services (DFES). As previously stated, DFES has provided a submission requiring modifications to be made to the submitted BMP. An assessment against the elements of the Guidelines for Planning in Bushfire Prone Areas (Guidelines) in relation to DFES submission follows.

Location, Siting and Design:

The BMP identifies that the site would achieve a BAL rating of BAL-29 subject to the maintenance of an asset protection zone (APZ). DFES has queried the classification of vegetation within Plot 3 of the BMP, stating that the photographic evidence provided requires substantiating. DFES has commented that should the vegetation be classified as Forest and not Class B Woodland as stated on the BMP, the BAL rating could be higher. Officers have undertaken further assessment of the vegetation including the canopy cover and foliage and are satisfied that the correct classification has been used within the BMP.

DFES has also raised that once the land is subdivided, the APZ would fall outside of the subject lot boundary and as such, there is no way of enforcing that the APZ would be maintained in perpetuity. The APZ is imperative to ensure that the BAL rating is maintained at BAL-29 and without this, the development would be inconsistent with SPP3.7. Officers consider that due to the land to the north and west being designated as public open space and road reservation, this would be maintained to an appropriate APZ standard by the Shire. The land to the east would be developed for residential purposes and as part of the subdivision process, would be required to have a BMP prepared and the eventual development would be required to achieve compliance with the Guidelines. Based on this, it is reasonable to assume that the future development in accordance with the Structure Plan would ensure that an appropriate BAL rating is maintained for the Child Minding Centre.

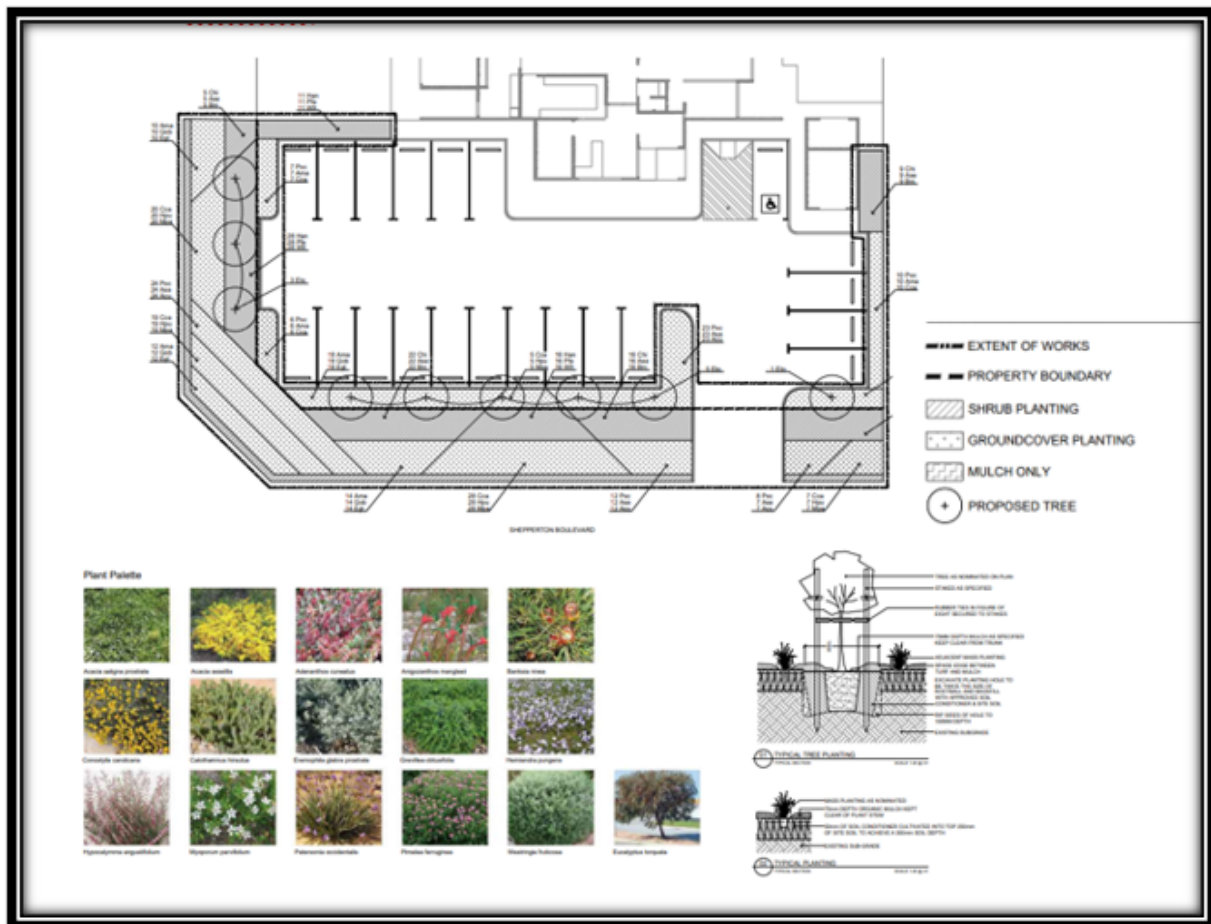
Vehicular Access:

The Guidelines require for development to have two-way access from a site in case of a bushfire. Once Shepparton Boulevard has been extended and connected to Warrington Road this will be achieved. Until Shepparton Boulevard is fully constructed to connect with Warrington Road, an emergency accessway through the existing lot to Warrington Road will be required. It is recommended as a condition of approval that the BMP is updated to show the emergency accessway and ensure it complies with the

| relevant construction standards. DFES has also commented that the BMP should be updated in this regard. | | | | | | | | | | | | |
|--|--|--|--|------------------------|-------------------|----------|----------------|--|--|--|--|--|
| d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d) | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | | | | | | | | | |
| Comment: | | | | | | | | | | | | |
| e) any policy of the Commission | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | | | | | | | | | |
| Comment: | | | | | | | | | | | | |
| f) any policy of the State | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | | | | | | | | | |
| Comment: | | | | | | | | | | | | |
| g) any local planning policy for the Scheme area | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | | | | | | | | | |
| <p>Comment: The development of Child Minding Centres is guided by LPP4.24 the objectives of which are as follows:</p> <ul style="list-style-type: none"> • <i>To provide guidance for the location of Child Minding Centres to best take advantage of the surrounding natural environment and provide a compatible setting with the locality.</i> • <i>To ensure that amenity impacts, including noise and traffic, are managed appropriately.</i> • <i>To promote a design of Child Minding Centres which reflect the rural and natural character of the Shire.</i> • <i>To provide guidance for the consideration of convenient access and layout.</i> <p>The LPP sets out acceptable and performance based criteria for Child Minding Centres. Development that falls within 'acceptable' will generally be supported. Where development is 'performance based' demonstration of its acceptability is required.</p> <p>The variations to the acceptable standards are detailed in the table below:</p> <table border="1"> <thead> <tr> <th>Acceptable Development</th> <th>Performance Based</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td colspan="3">Amenity</td> </tr> <tr> <td><i>Outdoor play areas located in a safe place within the site, providing adequate shade, and separated from noise sensitive premises</i></td> <td><i>Outdoor play areas are arranged so as to demonstrate such will not adversely impact sensitive receptors. This is confirmed by an acoustic impact assessment and</i></td> <td>The play areas are considered to be located so as to not have an adverse noise impact while the requirement for an acoustic barrier (fence) will further mitigate amenity impacts.</td> </tr> </tbody> </table> | | | | Acceptable Development | Performance Based | Comments | Amenity | | | <i>Outdoor play areas located in a safe place within the site, providing adequate shade, and separated from noise sensitive premises</i> | <i>Outdoor play areas are arranged so as to demonstrate such will not adversely impact sensitive receptors. This is confirmed by an acoustic impact assessment and</i> | The play areas are considered to be located so as to not have an adverse noise impact while the requirement for an acoustic barrier (fence) will further mitigate amenity impacts. |
| Acceptable Development | Performance Based | Comments | | | | | | | | | | |
| Amenity | | | | | | | | | | | | |
| <i>Outdoor play areas located in a safe place within the site, providing adequate shade, and separated from noise sensitive premises</i> | <i>Outdoor play areas are arranged so as to demonstrate such will not adversely impact sensitive receptors. This is confirmed by an acoustic impact assessment and</i> | The play areas are considered to be located so as to not have an adverse noise impact while the requirement for an acoustic barrier (fence) will further mitigate amenity impacts. | | | | | | | | | | |

| | <i>subsequent noise management plan.</i> | |
|--|---|---|
| <i>Waste service areas appropriately screened from public areas</i> | N/A | <p>The unroofed bin store area is located to the front (south east) of the Child Minding Centre and is not appropriately screened. The applicant has advised that the bin store is intended to incorporate public art rather than be screened.</p> <p>A Waste Management has been recommended by way of a condition and it is considered that the screening of the bins can be addressed through this measure.</p> |
| <i>Setbacks to side and rear boundaries and the orientation of openings to indoor play areas located to minimise noise impacts</i> | <i>Noise levels are demonstrated to be consistent with the level of amenity currently afforded to an area.</i> | The Acoustic Assessment concludes that the Child Minding Centre can achieve compliance with the Noise Regulations and can meet a level of amenity intended for the future residential area. |
| <i>Hours of operation 7:00am to 7:00pm Monday to Friday.</i> | <i>Demonstrate that operation hours outside of these times would not impact amenity of the area through an acoustic impact assessment and subsequent noise management plan.</i> | The proposed hours of operation are 6.00am to 6.30pm from Monday to Friday. The Acoustic Assessment demonstrates that this additional hour would not result in an adverse amenity impact by way of noise - refer to Noise section of the report. |
| Landscaping | | |
| <i>On site landscaping and landscape of all adjoining verge areas, in accordance with the Scheme, to provide an attractive setting and contribute to the streetscape</i> | <i>A reduction in the on-site landscaping requirement is associated with additional verge landscaping.</i> | Table II - Site Requirements of TPS2 requires a Child Minding Centre to have 50% of the site for landscaping while only 45.1% of the site has been set aside for potential landscaping. While the variation is considered reasonable given landscaping of the verge, both the Site Plan and Landscaping Plan do not detail how the entire site will be landscaped. Therefore, it is recommended that a detailed Landscaping |

Plan be provided through the imposition of a condition.



Landscape Concept

h) any structure plan, activity centre plan or local development plan that relates to the development

YES



NO



N/A



Comment: The subject site lies within the Doley Road Local Structure Plan where the subject land is identified 'Residential' with a density of R25 - R40. The northern portion of the lot is designated for Public Open Space and Shepparton Boulevard is proposed to be extended eastwards to connect to Warrington Road also within the northern portion of the subject site. The Structure Plan is depicted following:

LEGEND

ZONES

- Residential R25-R40
- Residential R40-R60
- Residential R60
- Mixed Use R80

LOCAL RESERVES

- Public Open Space
- Public and Community Purposes

OTHER

- Structure Plan Boundary
- Neighbourhood Connector
- Access Street

NOTES:

1. Public Open Space areas are indicative only and subject to further detail design and drainage considerations.
2. All access streets are indicative only and are subject to refinement as part of the detailed subdivision process.
3. Orion Road, a future Other Regional Road, is to be widened from 20 metres to 32 metres (16 metres to be ceded by landholdings north and south of the road).
4. Soldiers Road, a future Other Regional Road, is to be widened from 20 metres to 30 metres (10 metres to be ceded by landholdings abutting Soldiers Road).
5. Land is required to accommodate a roundabout at the intersection of Orion and Soldiers Road. The land to be ceded and the design of the roundabout is to be to the satisfaction of the Shire on advice from the Department of Planning.
6. Direct access to Soldiers Road is not permitted and an internal road will be required between residential lots and Soldiers Road to provide appropriate access and frontage. Double storey, rear-loaded and dual frontage lots are not permitted in this location due to interface and noise attenuation objectives.

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

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LEGEND

Subject Land

SCALE 1:10,000 (A4)

DOLEY ROAD LOCAL STRUCTURE PLAN
LOT 51 (NO.116) WARRINGTON ROAD
BYFORD

SHIRE OF SERPENTINE JARRAHDALE

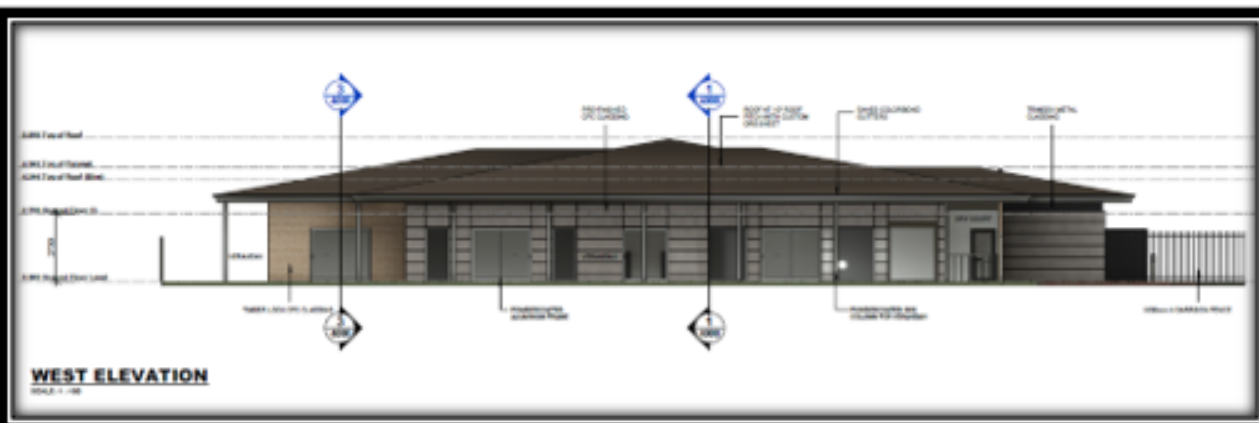
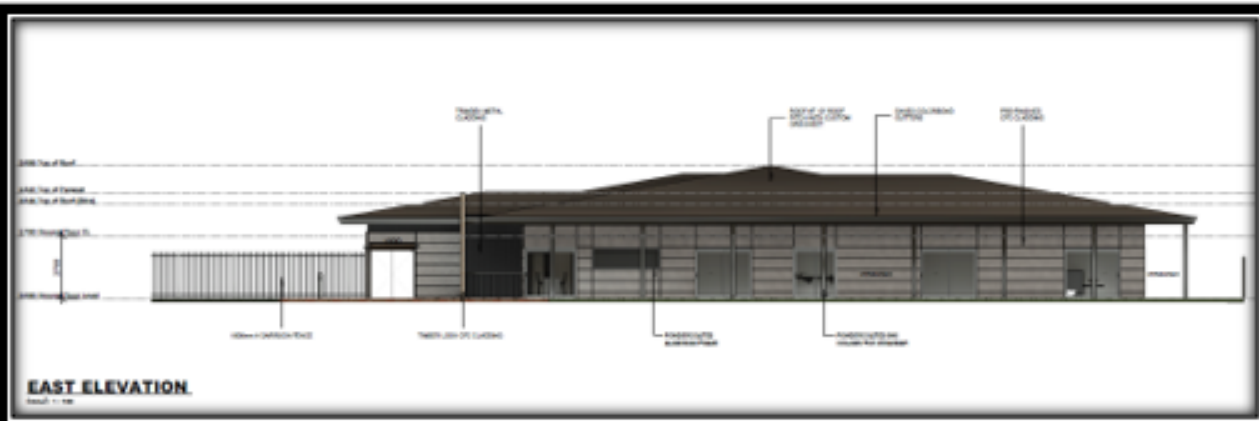
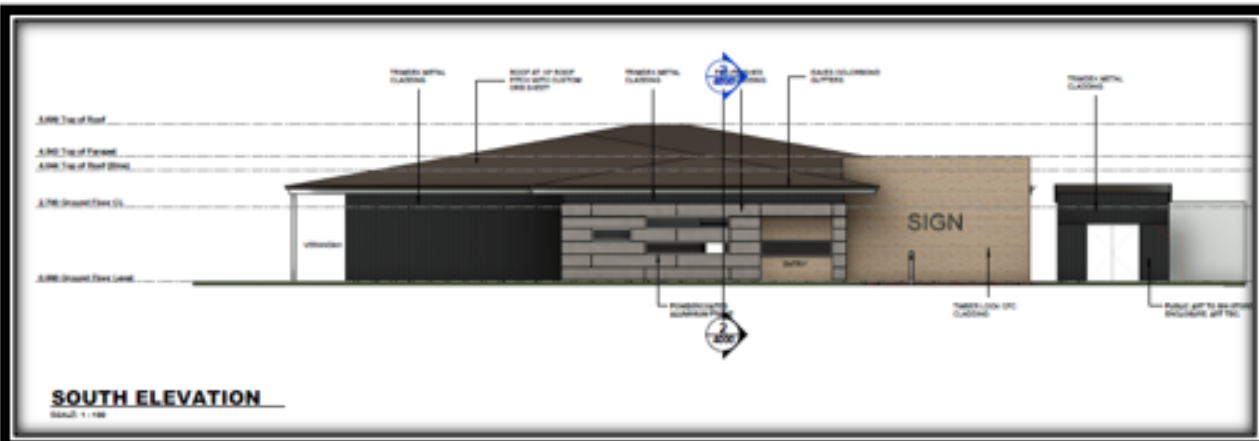
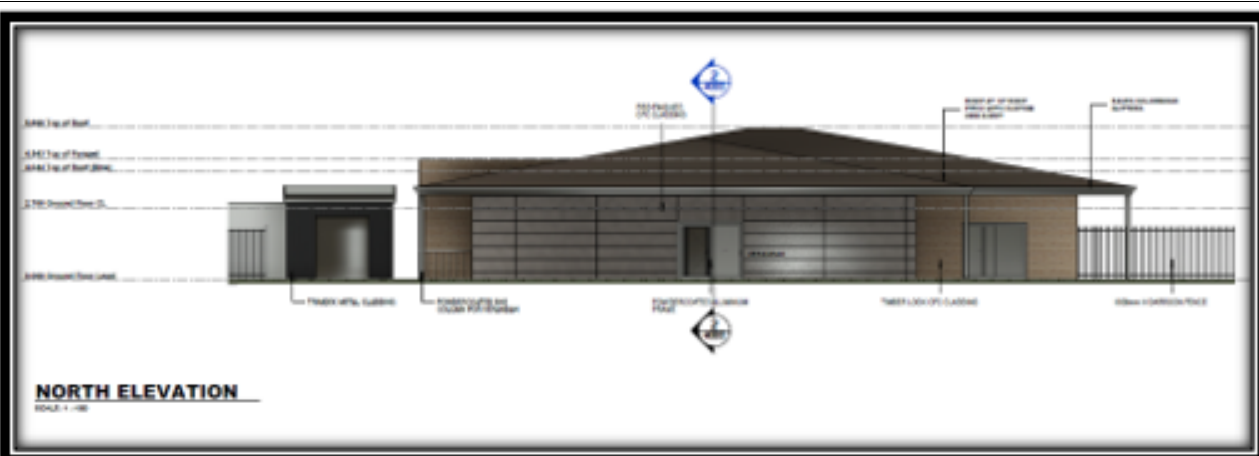
The approved subdivision plan for the site has been prepared on the basis of the LSP and the proposed development has been designed to reflect the new boundaries of the site acknowledging the extension of Shepperton Road east towards Warrington Road, the Public Open Space requirements to the north. Officers consider that the development is generally consistent with the LSP. Officers also note the nearby location of the school and future public open space, which support an effective design and service provision.

| | | | |
|--|--|---------------------------------------|---|
| i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| k) the built heritage conservation of any place that is of cultural significance | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| l) the effect of the proposal on the cultural heritage significance of the area in which the development is located | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

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| Comment: | | | |
| m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Comment: The proposed development is considered to be compatible with the development in its setting, taking into consideration the future expected development as determined by the current and pending planning framework. | | | |
| n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| <p>Comment: In terms of the visual impacts of the development, the proposed building covers an area of 671m² and the design incorporates habitable elements intended to reflect residential development. The design elements include: a verandah and awning, pitched roof and windows addressing the street and future residential development to the east. The proposal has orientated the larger outdoor play area away from nearest future residential lots to the east and also includes 742m² of landscaping around the building and car parking area to mitigate the visual impacts of the development. A condition has been recommended requiring a Landscaping Plan to ensure appropriate landscaping is provided.</p> <p>Part VII of TPS2 provides general development standards. Clause 7.1 of TPS2, relating to the general appearance of buildings and preservation of amenity, requires consideration of architectural style, colour, use of materials and the general appearance of buildings to ensure the exterior design is not out of harmony with existing buildings or likely to impact the amenity of the locality. Further, the proposed built form is considered to meet the LPP4.24 design policy requirements as the development has the appearance of natural materials with a combination of prefinished / timber look CFC (fibre cement) and trimdek metal wall cladding and avoiding the use of facebrick. The design is also enhanced contrasting horizontal patterns with more fine grained textured external wall cladding and a varied pitched roof profile. A condition of approval is recommended to require a schedule of colours and materials for external wall cladding and roof that elevate the rural and natural character of the Shire.</p> | | | |



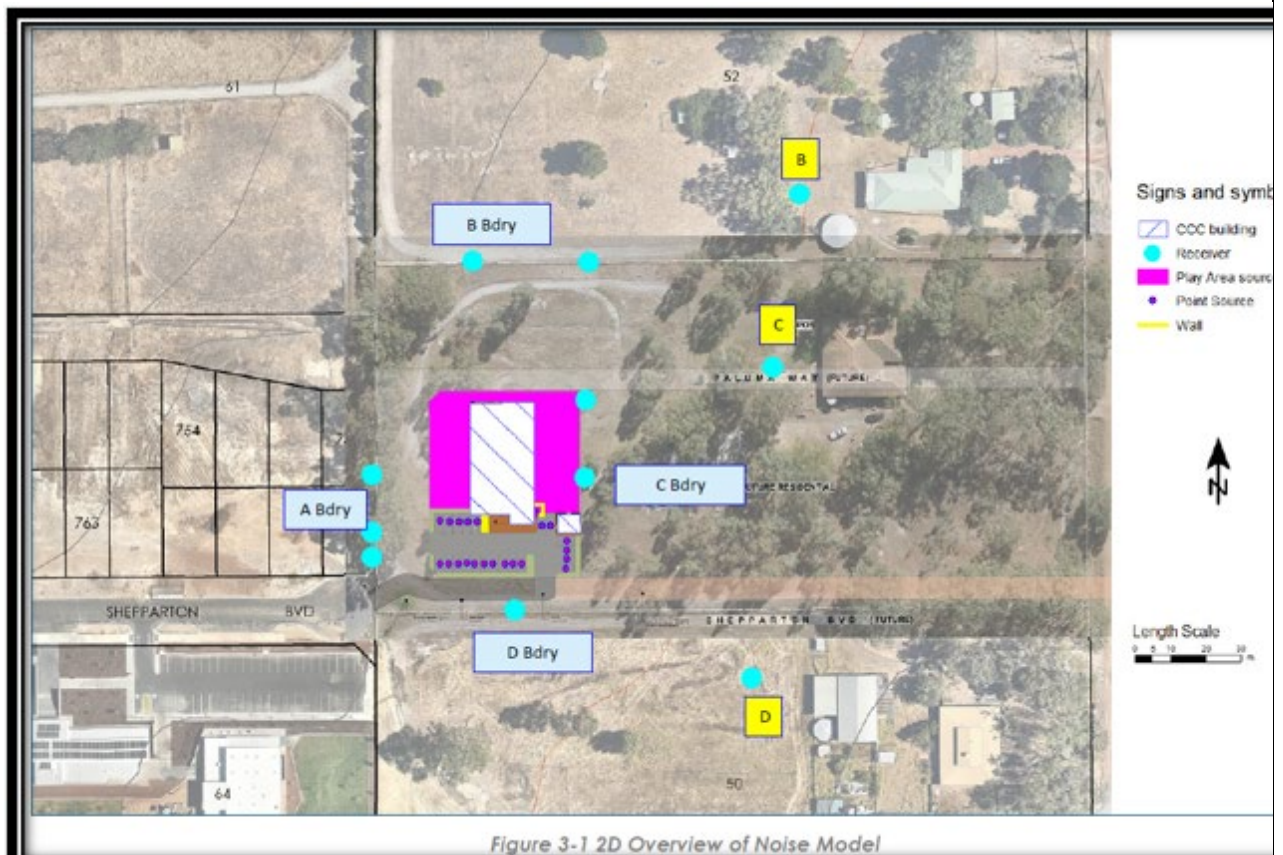
Elevation Plans



Building perspective

Noise:

The application was submitted with an accompanying Acoustic Assessment which uses modelling to predict the noise emissions from the development at all nearby sensitive receptors as depicted below:



Noise Model Plan Showing Location of Receptors

An assessment against outdoor play noise levels (considered to be the greatest noise source level) is shown in the table below:

| <i>Table 5-1 Assessment of Outdoor Child Play Noise Levels, dB LA10</i> | | | |
|---|-----------------------|-----------------|-----------------|
| Receiver | Assigned Noise Level* | Predicted Level | Exceedence* |
| A. Lots 757/758 (West Boundary) | 60 (45) | 46 | Complies, (+1) |
| B. Lot 52 (#110) Warrington Road (Residence) | 45 | 37 | Complies |
| B. Lot 52 (#110) Warrington Road (Boundary) | 60 (45) | 45 | Complies |
| C. Lot 51 (#116) Warrington Road (Residence) | 45 | 44 | Complies |
| C. Lot 51 (#116) Warrington Road (Boundary) | 60 (45) | 59 | Complies, (+14) |
| D. Lot 50 (#124) Warrington Road (Residence) | 45 | 36 | Complies |
| D. Lot 50 (#124) Warrington Road (Boundary) | 60 (45) | 43 | Complies |

* Where a boundary receiver has the potential to be highly noise sensitive in the event of future development, the assigned level (and exceedence) would be as shown in brackets.

Predict Noise Levels for Each Receiver

The Environmental Noise Assessment concludes that compliance with the *Environmental Protection (Noise) Regulations 1997* will be achieved in the short term, prior to the surrounding area being subdivided for residential development.

The results do however indicate exceedances once the immediate area has been developed. The Acoustic Assessment provides recommendations for the future to ensure the development remains compliant once this occurs. These recommendations include the construction of solid noise barriers around the outdoor play areas and AC plant and exhaust fans and also restrictions to the use of certain parking bays before 7am. Officers have recommended a condition of approval requiring a Noise Management Plan to be submitted to include the recommendations of the Acoustic Assessment and ensure compliance with the Noise Regulations in perpetuity.

o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource

YES



NO



N/A



Comment:

p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved

YES



NO



N/A



Comment: refer to the Vegetation assessment section of the report.

q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk

YES



NO



N/A



| | | | |
|--|---|---------------------------------------|---|
| Comment: The land is considered to be suitable for the proposed development and unlikely to be unduly affected by the potential impact of any risk listed above. | | | |
| r) the suitability of the land for the development taking into account the possible risk to human health or safety | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Comment: the proposal has been referred to Council's Engineering Department who have no concerns with the proposal. | | | |
| t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| <p>Comment: The application was submitted with an accompanying Traffic Impact Statement (TIS), prepared by KCTT. The TIS indicates the development would generate approximately 452 trips per day, comprising 83 trips over the AM peak and 73 trips over the PM peak. The conclusions of the TIS indicate that the surrounding road network will be extensively upgraded and other surrounding roads would absorb significantly less traffic and the proposed Child Minding Centre will not have a negative impact on the surrounding road network.</p> <p>The majority of residential development within the area is located to the north and west of the subject site, resulting in a low likelihood of these roads being used to access the subject site, primarily where access to the site is only available from Shepparton Boulevard at the western side of the lot.</p> <p>As the surrounding area continues to develop the connectivity of the local road network and associated upgrades will occur concurrently. Officers are satisfied that the traffic impacts of the proposed development are not unreasonable and will not impact upon the functionality of the local road network in the short or long term. A condition has been recommended to ensure temporary access to the site is constructed to the entrance of the development prior to the use occurring to the satisfaction of the Shire. Plans and specifications of the access road are to be submitted to the Shire prior to the lodgment of a building permit.</p> | | | |
| u) the availability and adequacy for the development of the following – I. Public transport services II. Public utility services III. Storage, management and collection of waste IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) V. Access by older people and people with disability | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

| | | | |
|--|---|---------------------------------------|---|
| Comment: The proposed development is considered to be adequately serviced taking into account those matters listed above. | | | |
| v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| w) the history of the site where the development is to be located | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Comment: PA20/454- development approval for a 'Child Minding Centre' was issued on 28 October 2020. Note that this reconsideration Notice of Determination was issued following a SAT mediation. | | | |
| x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: | | | |
| y) any submissions received on the application | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Comment: Refer to Community Consultation section of Report | | | |
| Za) the comments or submissions received from any authority consulted under clause 66 | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Comment: DFES – Refer to Bushfire section DoE – no objections subject to a construction management plan – recommended as a condition | | | |
| Zb) any other planning consideration the local government considers appropriate | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Comment: <u>Development Contributions (DCA1)</u> This development falls within the development contribution area DCA1 (Area A) and as such is required to contribute towards the cost of common infrastructure under the Byford Traditional Development Contribution Plan. Under a Development Application (as opposed to a subdivision), contributions are calculated on the current lot area on which the development is situated, giving a lot "yield" for the site. The liability to pay the contribution is triggered at the building permit stage, and thus the DCP payment will be applied as a development condition needing to be met prior to the issue of a Building Permit. | | | |