

Item 12.22 Planning Application PA 2019/6489/1 - use and development of a childcare centre with associated landscaping, display of business of business identification signs, reduction in car parking, alteration of access to a road in a road zone (category 1), removal and variation of a sewer and drainage easement At 512 - 514 High Street and 160 Coburns Road, Melton

Appendix 5 Referral Comments - undated

**Appendix 5 – Referral Comments**

| <i>Type of Referral</i>      | <i>Responses</i>   |
|------------------------------|--|
| <b>Internal</b>              |  |
| Infrastructure Planning Unit | No objection subject to conditions.  |
| Traffic and Transport Unit   | <p>Based on the traffic report submitted, it was concluded that the peak parking demand of child care centres surveyed varied from 0.21 to 0.25 car per child, including staff parking. This is generally aligns with the requirements of the Planning Scheme rate of 0.22 space per child. Therefore, Council do not support a reduced rate less than 0.22 space per child noting that the higher rate is 0.25 per child.</p> <p>Based on the above rates, and the fact that site can only accommodate 25 on-site parking spaces, Council would only support the proposal subject to a maximum of 113 child on-site.</p> <p>It should also be noted that the parking demand is quiet high in the area due to the nearby schools and Council have had complaints from resident nearby in particular from Carina Drive abutting the subject site.</p> |
| City Design Unit             | Increase the setback of the building from the southern boundary. At least the staircase on the south-east corner of the site should be setback an additional 2m minimum.   |
| Environmental Health Unit    | No objection subject to conditions.  |
| Landscape Architect          | No objection subject to conditions.  |
| Technical officer            | <ol style="list-style-type: none"> <li>1) The existing stormwater pipe which runs between 514 high street and 512 high street of must be removed and the pit wall reinstated.</li> <li>2) The modified easement must still encompass the existing stormwater pit.</li> <li>3) Easement modifications must be placed on title.</li> </ol>   |
| Children Services            | Noted.   |
| <b>External</b>              |  |
| Western Water                | No objection subject to conditions.  |
| VicRoads                     | No objection subject to conditions.  |