

# THE PLANNINGHUB

*by Hawes & Swan*

7 May 2020

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Penrith City Council  
General Manager  
PO Box 60  
Penrith NSW 2751

Dear Sir/Madam,

**RE: Response to Request for Additional Information for DA 19/0886 – 110-112 Mount Vernon Road, Mount Vernon.**

This letter has been prepared by The Planning Hub on behalf of Mark Toma in response to an additional information request issued by Council on 9 March 2020 on the aforementioned DA. The Development Application (DA) proposed the construction of a single storey childcare centre for 96 Children, at-grade parking for 32 vehicles, signage, remediation of contaminated land and an on-site sewerage maintenance system.

The proposal has since been amended to ensure compliance with Council's requests following on from a teleconference meeting held on 19 March 2020. These changes demonstrate that the design has been adjusted to alleviate the amenity issues on the surrounding properties and achieve greater compliance with Council's policies, where applicable.

It is considered that the development, as amended, provides an improved response to the site and specifically its relationship to rural character of the local area and the surrounding built form. Based on the changes made, updated plans and supporting documentation have been provided and include the following:

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- Updated Architectural Plans
- Updated Traffic and Car Parking Assessment
- Updated Contamination Report prepared by Envirotech including:
  - Detailed Phase 2 Site Investigation;
  - Remedial Action Plan
- Updated On Site Wastewater Management Report
- Updated On Site Wastewater Management Plan
- Updated Water sensitive Urban Design Measures
- Updated Stormwater Plans
- Updated Landscape Plans
- Updated Acoustic Report
- Ecological Assessment Report and Biodiversity Development Assessment Report.

Those changes documented in the amended plans and reports specifically include:

- Increased carpark setback to 15 metres from 5 metres as requested by Council staff;
- Increased front building setback to 35 metres from 25 metres;
- Significantly increased landscape buffering in front of the building line and in front of the car park which will soften and screen the proposed development, when viewed from Mount Vernon Road;
- Reduced acoustic fence heights, which now measure:
  - 1.8m forward of the outdoor play areas and the building line which is screened by a 3m landscape setback; and
  - 2.4m wrapping around the rear of the building, the outdoor play area and the babies outdoor play area which is screened by a 3m landscape setback.
- Increased 3m wide landscape screening forward of the building line.
- Relocated and modified Onsite Detention Tank (OSD) to ensure the appropriate treatment of wastewater in accordance with Council's WSUD policy.
- Updated carpark layout to achieve compliance with the Australian Standards.

The below presents a systematic response to each of Council's issues as identified in the Request for Additional Information.

## **1.0 Character of the Local Area and Site Suitability**

### **Setbacks**

The architectural plans have been significantly amended in response to Council's request and now provide an appropriate setback between Mount Vernon Road and the proposed childcare centre and Mount Vernon Road and the proposed carpark.

#### **Carpark Setback**

As per the amended architectural plans, the setback between the proposed carpark and Mount Vernon road is now 15m, which is a 10m increase from the previous plans. The increased setback enhances the proposed development's compatibility with the surrounding area. The additional 10m of setback allows for the provision of an additional 10m of landscape buffer area to appropriately soften and screen the proposed development when viewed from Mount Vernon Road. Therefore, the updated plans provide an appropriate response to Council's request in respect to character of the local area and site suitability.

#### **Childcare Centre Setback**

As per the amended architectural plans, the setback between the proposed childcare centre and Mount Vernon Road is now 35m, which is a 10m increase from the previous plans. As a result of the increased setback, the front setback of the proposed childcare centre to Mount Vernon Road is now consistent with the setbacks of the neighbouring properties along Mount Vernon Road. Not only does this further ensure that the proposed development is sympathetic to the rural character of the area, it also further mitigates the noise issues raised by council in respect to the outdoor play areas.

#### **Acoustic Fence**

As a result of the increased setbacks, the outdoor play area is located almost entirely behind the building line. Firstly, this will ensure that the childcare centre buildings acts as a partial noise buffer. Secondly, this means that the outdoor play areas are distanced further from the neighbouring dwellings and their principle private open space areas, which will safeguard amenity of the neighbouring dwellings.

As a result of the design amendments, the 2.4m high solid acoustic barrier is no longer required along the side boundary of the childcare centre and forward of the building line. The updated plans provide a 1.8m high acoustic fence forward and parallel to the building line on the eastern side of the property with the 2.4m high acoustic fence being located solely surrounding the outdoor play areas. The 1.8m high acoustic fence is setback 15m from the front boundary and does not extend beyond the parking area forward of the building line. As per Part D1 Clause 1.2.2 of the Penrith Development Control Plan dwellings are required to be setback 15m from public roads and as a result, adjoining dwellings cannot be constructed within the 15m setback area.

Accordingly, the development does not require acoustic fencing forward of the building line, in the front setback area. Therefore, the provision of 1.2m high rural style fencing forward of the carpark is deemed appropriate.

Furthermore, the 3m wide landscape screening has been extended to screen the entire building and carpark from the adjoining properties, thus providing an enhanced visual buffer of the acoustic fence across the entirety of its length. This eliminates the perceived non compatibility, in terms of amenity, of the acoustic fence on the surrounding properties and leads to an enhanced visual relationship, which is in character with the local area and appropriate for a childcare centre in a rural location. In summary, the acoustic fence will be barely visible from the neighbouring dwellings as demonstrated in **Figure 1** below.



**Figure 1:** Perspective view from adjoining property demonstrating increased landscape screening of carpark, childcare centre and acoustic fence.

### Site Coverage

The site coverage of the proposed development has been previously reduced in response to Council's previous requests. A Pre-DA meeting was held between Council and the Applicant on 20 November 2018. As documented in the Pre-DA minutes dated 27 November 2018, Council was willing to support a footprint 842.4m<sup>2</sup> (not including the carpark). Furthermore, the site has a previous approval under **DA17/1331** for a development with a site coverage 891.6m<sup>2</sup>. The site coverage of the proposed development was reduced to 751.5m<sup>2</sup>. Given that Council previously supported a significantly greater site coverage, the proposed reduced site coverage is deemed reasonable.

### Childcare Guidelines

#### Existing Nearby Compatible Land Uses

Council has requested further information in relation how the location of the proposed development meets the criteria within C3 of 3.1 of the Child Care Guidelines.

The application prepared by the Planning Hub and lodged with Council in support of the proposed development included information relating to nearby compatible uses in proximity to the subject site.

A range of developments, amenities and facilities are also in close proximity as listed below:

- Kemps Creek Public School (4.9km/6-minute drive)
- Cecil Hills Community Centre 7km/9-minute drive)
- Woolworths Cecil Hills (7km/9-minute drive)
- Do-Re-Mi Child Care Centre (1.5km/2-minute drive)
- Bill Anderson Reserve (4km/5-minute drive)
- Plough and Harrow Park (5.8km/7-minute drive)
- St Peters and Paul Assyrian Church 6km/5-minute drive)
- Kemps Creek Post office 4.5km/5-minute drive.

Established town centres in proximity to the site include Horsley Park, Erskine Park and Cecil Hills. All of which are located within a 15-minute drive from the subject site and include essential services such as medical centres, pharmacies, post offices and supermarkets.

Bus routes including the 813 are located in close proximity to the site, which provide access to local shops and services in the wider area. The nearest bus stop is located 300m from the subject site and is therefore easily accessible for staff and parents alike.

Therefore, the proposed development is located in an area with shops and industries scattered throughout and in close proximity to a number of nearby town centres.

### **Future Nearby Compatible Land Uses**

Based on the future vision of Mount Vernon, a childcare centre is deemed suitable in this location considering the future growth that is expected within the area itself and within close proximity to the area. The subject site is located within 10km from Badgerys Creek which is the site of Sydney's second airport and is expected to undergo significant growth over the coming years.

In association with the establishment of Badgerys Creek, the NSW Government and the Western Planning Partnership has released the draft 'Western Sydney Aerotropolis Plan', which identifies several initial precincts to be rezoned commensurately with the development of the airport. The proposed Mamre Road, Wianamatta-South Creek and Kemps Creek precincts are all within close proximity to the subject site. Of note, the Mamre Road and Wianmatta-South Creek precincts are proposed to be rezoned by mid 2020.

The Mamre Road precinct is set to form part of the Western Sydney Economic Area (WSEA), which will see considerable employment growth. Therefore, it is essential that nearby precincts such as Mount Vernon include the provision of additional childcare options to facilitate the proposed future growth of the region. Essentially, the proposed development will cater for the increased demand for childcare services resulting from the rezoning of the nearby precincts, in particular the introduction of the Mamre Road employment area.

The Wianamatta South-Creek precinct is proposed to consist of largely recreational land uses in the form of expansive networks of parklands and green and blue corridors. This demonstrates that the subject site is in proximity to future parklands and recreation facilities to support the proposed child care centre.

The imminent rezoning of the abovementioned precincts will bring further nearby compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship in addition an increase in employment opportunities. Moreover, the development of Kemps Creek will see the establishment of an additional town centre in proximity to the subject site.

Given the above, the updated design provides an appropriate response to Council's request in respect to character of the area and site suitability.

## **2.0 Land Contamination**

The proposed development includes updated contamination reports prepared by Envirotech in response to Council's request. For specific details on how these reports address Council's concerns refer to the attached Detailed Site Investigation Report and Remedial Action Plan (RAP) prepared by Envirotech.

Specifically, a Detailed Site Investigation Report has been prepared by Envirotech which confirms that the site has remained unchanged between the period of the initial report, dated 8 April 2019 to the date of the revised report, dated 17 March 2020.

The detailed site investigation report addresses Council's issues presented in the Appendix to the Request For Additional Information. Of note, the report identified the presence of Bonded Asbestos within 4 sampling locations and recommended that a suitably trained and qualified professional is engaged to prepare:

- Additional Delineation sampling at and around the potentially asbestos hotspot areas;
- A visual inspection is to be undertaken of these areas by a SafeWork NSW Licensed Approved Asbestos Assessor; and
- Further Stockpile sampling.

The report concludes that the site can be remediated and made suitable for its intended use.

As discussed, the RAP prepared by Envirotech to support the development has been updated to address Council's concerns. To address the issues presented in the detailed site investigation, the RAP recommends excavation of contaminated soil off site. An Environmental Management Plan (EMP) will be utilised during remedial works to control pollution and remove/mitigate any adverse impacts on the surrounding environment. Furthermore, an unexpected finds protocol has been prepared to mitigate potential contaminated soil/material encountered during extraction or construction activities.

The RAP concludes that the site can be made suitable for its intended land use through remedial action as part of the redevelopment works in accordance with SEPP 55.

### **3.0 Acoustic Impacts**

The Acoustic report has been updated in response to Council' concerns. Specifically, the updated acoustic report systematically addresses Council's concerns as detailed within the RFI, which are:

- Noise reduction provided by the proposed fencing;
- Compliance with noise requirements and the provision of a cross section of the fencing construction;
- Traffic noise associated with increased traffic; and
- An assessment of noise emissions and mitigation measures resulting from the proposed centre events, as detailed within the Plan of Operation.

The acoustic report has also been updated to ensure compliance with the monitoring requirements of the Noise Policy for Industry.

The following demonstrates the outcomes of the updated Acoustic Assessment.

#### **Noise Reduction Provided by the Proposed Fencing**

As detailed in section 8.4.1 of the Acoustic Report, the proposed acoustic barriers are constructed to ensure that noise is attenuated to achieve compliance with the noise level standards. This is demonstrated in table 7-4 of the report. Essentially, the recommended construction material, height and position of the acoustic fencing achieves compliance with the requisite noise criteria set out in Section 8 of the acoustic report.

#### **Overland Flow**

A cross section of the acoustic fence has been provided, which demonstrates a 100mm gap to allow for overland flow. As detailed in the Acoustic Report, the inclusion of the 100mm gap will not impact noise attenuation. Therefore, the acoustic fence achieves compliances with both Council's acoustic standards and stormwater standards.

#### **Centre Events**

The updated plan of operation has removed reference to centre events. Subsequently, the proposal has been updated and centre events no longer form part of the proposed development. Of note, the Operation Plan of Management has been amended to reflect this change. Therefore, the requirement of the acoustic report to demonstrate compliance in this regard is inconsequential.

#### **Noise Generated by Additional Traffic on Public Road**

The updated acoustic report has assessed target noise abatement levels have been in accordance with the NSW EPA 'Road and Noise Policy'. On advice from the traffic engineer (Refer to the updated traffic and parking assessment prepared by GTK Consulting), the acoustic report based the traffic noise emissions on a total of 59 peak hour trips. The report demonstrates that the predicted external noise levels remain less than 50 dB(A)Leq(1hour). The EPA Road and Noise Policy Sets a target noise level of 60 dB(A)Leq(1hour). Therefore, the proposed development complies with the NSW Road Noise Policy.

The acoustic report concludes that subject to the appropriate recommendations there will be no adverse acoustic impacts as a result of the proposed development.

Given the above, the updated report is deemed adequate, and sufficient information has been provided to demonstrate the impacts/non-impacts of the proposed mitigation measures. Therefore, the updated report addresses Council's concerns.

#### 4.0 Wastewater

The development is now accompanied by an updated On Site Wastewater Management Report prepared by Envirotech. Refer to this report to demonstrate compliance with Council's Concerns.

The recommendations of the Envirotech report have been included into the updated wastewater treatment design and plan for the proposed development.

Additionally, a detailed Onsite Wastewater Management Plan (OWMP) has been prepared by Envirocycle and provides a systematic response to each of Council's on site wastewater treatment concerns.

In summary the proposed Onsite Wastewater Management Plan details the following:

- **Environmental Aspects:** Environmental impacts have been accounted for in the On Site Wastewater Management Report prepared by Envirotech. The report demonstrates that there are minimal environmental impacts resulting from the proposed development.
- **System Controls to reduce environmental impacts.** System controls have been implemented and will ensure the mitigation of environmental impacts.
- **Monitoring and Review Program:** An ongoing monitoring and review program will be established through regular servicing and maintenance. The review and associated upgrades, where necessary, will enable the ongoing compliance with the relevant environmental standards.
- **System information:** Comprehensive documentation has been provided outlining system Accreditation, design and specifications, treatment capability and hydraulic capability.
- **Hydraulic Loading:** A detailed assessment of hydraulic loading is provided on page 5 of the On Site Wastewater Management Report prepared by Envirotech.



- **System performance and disposal area dosing:** The system performance has the capacity has the design capacity to treat 5700L of wastewater per day and will achieve desired treatment results as per approval and NSW Accreditation.
- **Monitoring and testing:** Onsite maintenance staff will be provided with a weekly check list that will assess the ongoing operation and monitoring of the treatment system. This combined with regular maintenance testing from Envirocycle technicians will ensure that the system is maintained to a high operational standard.
- **Kitchen waste:** All waste for the kitchen will first pass through a grease trap.
- **Maintenance and servicing program:** A maintenance and servicing program is included with the installation of the system to ensure the ongoing operational use of the wastewater system.
- **System failure contingency:** The treatment system will operate with two irrigation pumps; one will sit idle in the case of the primary irrigation pump failing. In the event the primary irrigation pump. Measures are included to ensure that the secondary pump is automatically activate. Furthermore, all aeration pumps are connected to an alarm system to notify employees of system failure. Employees have been instructed.
- **Wet Weather Storage:** A 10,000L wet weather storage tank is proposed to be installed next to the treatment system.
- **Odor management:** A carbon air-filter is proposed to be installed and appropriately sealed to capture escaping gases.
- **Landscape and Disposal Management:** strip turfed areas are to be installed to reduce erosion and encourage vegetation growth.
- **Health and Safety:** Clear warning signs are to be implemented to ensure that exposure does not occur. Of note, unauthorised exposure is unlikely given the well sited and distanced location of the treatment system.
- **Capacity to treat Special Event Hydraulic load fluctuations:** The proposed system will possess the capacity to treat 5700L per day, 1100L per day more than is suggested within the wastewater report, highlighting a system that has the capacity to treat 4,600L per day.
- **Stormwater Flows and Mitigation:** Whilst the risk of stormwater flow is low, a dish drain will be constructed directly above the disposal area to redirect stormwater away from the disposal area.
- **17–Staff Education:** All staff will be appropriately trained and educated to ensure proper use of the treatment system to ensure only the correct materials enter the system.

Further details are provided in the On-Site Wastewater Management Report prepared by Envirotech and the OWMP prepared by Envirocycle. Council is to refer to these reports in the assessment of Wastewater.

## **5.0 Water Sensitive Urban Design (WSUD)**

The WSUD measures have been updated to achieve compliance with Section 3.1 of Council's WSUD policy in accordance with Council's requests. Specifically, the stormwater plans have been updated to demonstrate modifications to the inlet pipe which connects to the OSD tank. The inlet pipe is now appropriately positioned to ensure that inflows will not by-pass the treatment devices (refer to sheet 103 of the Stormwater Plans).

Council stated that the site area is 3,000m<sup>2</sup>, however, the site area is 2,481.8m<sup>2</sup>. This is detailed on the site plan provided on Page 2 of the Stormwater Plans.

Therefore, the updated WSUD measures accord with Council's request and are considered appropriate for the proposed development.

## **6.0 Stormwater Drainage**

The Stormwater Plans have been updated in response to Council's requests and drainage design has been upgraded to safeguard neighboring dwellings and establish improved stormwater detention.

The stormwater plans provide further information in relation to the absorption pit, which is located to the rear of the proposed childcare centre. The Stormwater Plans now include a section which includes construction details, height and minimum setback requirements (refer to sheet 105 of the updated Stormwater Plans).

A geotechnical report demonstrating the ability to absorb stormwater flows from the OSD tanks including expected absorption times and capacity for various storm durations now accompanies the stormwater plans.

The OSD tank is appropriately sited and designed to ensure that the post flow discharge is limited to safeguard flowing to neighbouring dwellings. The site is falling to the side with a low point in the middle of the boundary and water flow direction cannot be converted, this is why OSD is made to limit the post flow discharge.

Therefore, the Stormwater Plans have been appropriately amended and address each of Council's concerns.

## **7.0 Carparking**

In accordance with Council's request, the car parking and vehicle manoeuvring areas have been sealed off and as demonstrated in the Stormwater Plans, the OSD tank is appropriately sized to accommodate the additional stormwater runoff.

The dimensions of customer parking spaces have been amended in response to Council request. The proposed car parking facilities have been designed to allow for safe vehicular movements when entering, exiting and parking at the site. The dimensions of the parking spaces have been increased to 2.6m. Therefore, the parking spaces are in conformity with Australian Standards User Class 3 Table 1.1 and Figure 2.2 in AS2890.1 – Parking Facilities. Moreover, an additional space has been included in the design of the carpark meaning that there are now 30 spaces on site, which one more space than is required by the DCP. An assessment of the proposed development’s capability of achieving compliance with the Australian Standards is provided in the updated Traffic and Car Parking Assessment prepared by GTK consulting.

Given that the setback of the carpark has been increased to 15m, there is no loss of landscaped area associated with the increased parking space dimensions. Of note, the increased setback results in additional landscaping, which as discussed, will help to soften and screen the parking area when viewed from the street.

As discussed above in **Section 1**, the 3m wide landscape screening has been extended forward of the building line to screen the entire building and carpark from the adjoining properties.

Therefore, the parking layout has been appropriately re-designed and addresses each of Council’s concerns.

## **8.0 Biodiversity Impacts**

In response to Council’s request regarding biodiversity impacts to groundcover an Ecological Assessment Report (EAR) has been prepared by AEP and supports the proposed development. The EAR concludes that the subject site is not inclusive of outstanding Biodiversity, including groundcover.

Of note, the EAR was carried out in accordance with the Biodiversity Conservation Act 2016 (BC Act) and therefore includes Biodiversity Development Assessment Report (BDAR) (refer to figure 3 of the report). The EAR concludes that no threatened flora species nor habitat features, and native fauna are present on site. In relation to ground cover the EAR demonstrates that the site is highly disturbed, due to previous development, and predominantly consists of exotic grasslands. In summary, the subject site is not affected by significant ground cover.

Therefore, Council’s concern in relation to a biodiversity assessment of ground cover has been addressed.

## **9.0 Design**

The proposed development has been updated in response to Council’s design related concerns. As demonstrated in the updated materials and finishes, which forms part of the Architectural Plans the proposed development is inclusive of predominately lighter coloured materials and finishes so as to contribute to the reducing of Urban Heat Island (UHI) Effect for the locality. Of note, the timber cladding which is proposed on the external walls has been changed from a dark brown colour to a light grey colour. Additionally, the corrugated roof sheets which are proposed on the gutter, facias, barge board, handrail

and windows has been updated from a 'colourbond grey woodland' to a much lighter 'colourbond dune'. This added reflectively will help to ensure cooling of the building in summer and the reduction of UHI effect.

Furthermore, additional shade structures and the increased provision of larger trees has been provided in the child play area to the rear of the proposed development. The covered outdoor space structure is open at least 1/3 of the permitter and is therefore compliant with Clause 4.9 of the Child Care Guidelines. Figure 2 below demonstrates the enhanced outdoor open space area.



**Figure 2:** The outdoor play area has been amended to provide enhanced amenity for outdoor play.

## 10.0 Submissions

On 19<sup>th</sup> March 2020, The Planning Hub, on behalf of the applicant, submitted an informal access to information request to review each of the submissions that were received in response to **DA 19/0886**. Council responded to this request and made available the submissions that were received in response to the DA.

The Local Planning Panel Statutory Rules are a set of referral criteria and procedural requirements for local planning panels that have been set by the minister. The rules are statutory and made under Section 9.1 of the *Environmental Planning and Assessment Act 1979* and are therefore legally enforceable.

Pursuant to Schedule 1 of the Local Planning Panels Direction – Development Applications, DAs are only to be referred to the LPP if the application:

*is the subject of 10 or more unique submissions.*

As per the guidelines, for a submission to be counted it would need to be in substance unique, distinctive or unlike any other submission.

39 submissions were received in objection to the DA. 35 of these submission are identical in that they each address the same 7 points of contention and are word for word copies. Therefore, only 5 submissions are considered unique.

The following objections were raised in the submissions:

- The onsite wastewater system not having enough capacity to handle the amount of wastewater generated by the Childcare Centre
- Traffic Issues with Mount Vernon Road
- Noise issues/Character of the Local Area
- Whether an additional Childcare Centre is required in the Area
- Contamination and Previous Uses
- Public transport and local services
- Lack of medical facilities to support the childcare centre.

This response seeks to address the substance of these submissions and demonstrates that the issues raised are either of no significance to the proposed development or have been adequately addressed through updated design and supporting documentation presented above.

### **Wastewater**

As detailed in **Section 4** above, a detailed wastewater report supports the proposed development. Furthermore, the stormwater plans demonstrate that there is ample capacity for the onsite sewerage system to handle the amount of wastewater generated by the proposed childcare centre. Moreover, Council has not taken issue with the overall design of the onsite sewerage system. Therefore, there will be no adverse environmental impacts stemming from the proposed wastewater management methods.

### **Traffic**

The updated Traffic and Parking Assessment together with the Acoustic Assessment demonstrates that there will be no adverse impacts in respect to the increased traffic generated by the childcare centre. Furthermore, the carparking area has been designed to ensure that vehicles can safely enter and exit the proposed development in a forward manner.

### **Noise/Local Character**

As discussed in **Section 1** the proposed development has been further setback from Mount Vernon Road to ensure that it is consistent with the setbacks of the neighbouring dwellings. This allows for increased landscaping towards the front of the proposed development to ensure that the development is consistent with the local character of the area. Moreover, as a result of increased setbacks the outdoor play areas are further distanced from neighbouring dwellings, which will further protect the amenity of the nearby residential land uses.

### **Necessity for a Child Care Centre in Mount Vernon**

As demonstrated in the Statement of Environmental Effects that supports the proposed development, the only other child care centre within the vicinity of the site is Do-Re Mi Child Care Centre, located 2km away. Clause 26 of the Education SEPP states that a provision of a development control plan that requires a demonstrated need or demand for child care services does not apply to development for the purpose of a centre based childcare facility.

Whilst the need or demand of the service does not need to be demonstrated, the area surrounding the subject site is set to undergo significant transformation in the coming years. Of note, the subject site is located within 10km of Badgerys Creek, which is the location of the second Sydney airport. The State Government has flagged that this area will be subject to significant population growth. Therefore, essential services including childcare centres are deemed highly appropriate for the area.

### **Contamination and Previous Uses**

As shown in **Section 2**, the application is supported by updated contamination reports which demonstrate that the site is able to be remediated to make it suitable for its intended use as a childcare centre.

### **Public Transport and Local Services**

As demonstrated in **Section 1** above, the proposed development is located in close proximity to public transport and local facilities including schools, churches, parks, public reserves and shopping centres. All these facilities are within 10 minutes from the subject site. Additionally, there is a bus stop within 300m from the subject site.

### **Medical Facilities**

The subject site is easily accessible to a number of local town centres including, Erskine Park, Horsley Park and Cecil Hills each of which include medical facilities to service the child care centre. Moreover, the future development of nearby precincts will bring additional services and medical facilities to the area.

In summary, the issues raised in the submissions above have been appropriately addressed and do not warrant further consideration.

## **11.0 Conclusion**

As demonstrated above, the proposed development has been significantly amended and leads to a beneficial outcome for both the proposed child care centre and the surrounding properties. In its amended form, the proposed development should be supported for the following reasons:

- The Architectural Plans and Landscape Plans have been amended to ensure that the built form of child care centre accords with the character of the local area.

- The updated RAP demonstrates that the site is suitable for its intended land use.
- The acoustic report has been updated to ensure that any noise can be appropriately attenuated.
- Wastewater can be appropriately treated and managed to ensure compliance with the relevant standards.
- A Wastewater Management Plan now forms part of the supporting documentation and provides suitable measures for the ongoing management of the proposed Waste Water Treatment System.
- The updated WSUD measures accord with Council's request and are considered appropriate for the proposed development.
- The Stormwater Plans have been updated in response to Council's requests and drainage design has been upgraded to safeguard neighbouring dwellings and establish improved stormwater detention.
- The parking layout has been appropriately re-designed through increased setbacks and landscape screening, which systematically addresses each of Council's concerns.
- The updated EAR and BDAR include an assessment of ground cover biodiversity and provide that there is no evidence of biodiverse ground cover on the site; and
- The issues raised in the submissions have been thoroughly addressed through the updated supporting documentation and the re-design of the proposed development and do not warrant further consideration.

Overall, the amended plans and supporting documentation result in a visually responsible development that is appropriately sited and designed to complement the rural character of the local area.

The proposed development presents a unique opportunity for the establishment of a visually responsive childcare centre in an area that is set to be affected by significant growth in the coming years.

Should you wish to discuss any of the details of this response please do not hesitate to contact Matthew on 9690 0279 or [matthew@theplanninghub.com.au](mailto:matthew@theplanninghub.com.au).

Yours sincerely,



Matthew Jessup

Town Planner | **THE PLANNINGHUB**