

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments received in support	Applicant comment
<p>The current family day care centre at the site, with up to 7 children, is appropriate at the site.</p>	<p>We agree. In considering the feedback from neighbours and the City, the initial proposal for eight (8) children has been reduced to seven (7) children in line with policy and the current approval.</p>
Comments received in objection	Applicant comment
<p><u>Land Use</u></p> <p>Concerns that the area will change from mainly residential uses to commercial uses.</p> <p>The proposal is surrounded by entirely residential development, a child care centre is not appropriate at the site.</p> <p>The proposal does not meet the objectives of the City's Child Care Policy. Specifically, Clause 3.2 which says that Child Care Centres in the Residential zone shall be considered where it is adjacent to other non-residential land uses.</p> <p>The proposal does not comply with the City's Child Care Policy, the application should be refused on this basis.</p> <p>'Child Care Centre' is an 'A' use under the City's Local Planning Scheme No.2. Discretion should be applied to the proposal considering it is an 'A' use and the shortfall in parking.</p> <p>An objective of the 'Residential' zone is "To provide for a range of non-residential uses, which are compatible with and complementary to residential development." The proposal is neither compatible or complementary to the 'Residential' zone.</p>	<p>We have no intention now or in the future to change the site from residential to commercial use. There is also no intention to request a zoning change in the area from residential to commercial use.</p> <p>We agree that the area is surrounded by entirely residential development and a large child care centre is not appropriate at the site. The proposal is to maintain the current approved service capacity of seven (7) children. The difference being a change in service model which will allow for independent management without the need for third party external control.</p> <p>We believe that the current child care service meets the objectives of the City's Child Care Policy. While the proposed child care service is not located immediately next to other non-residential land uses, the centre would complement other local non-residential land uses. The centre has been operating for five years providing essential child care services to the local community without any reported adverse impacts.</p> <p>There are several other businesses within walking distance nearby that are also within residential areas that have been approved for non-residential land use. A small childcare service located a few minutes' walk to Robertson Park would complement other non-residential land uses in the area. There are also several Centre-Based Child Care Services located in residential areas that have been approved by the City, which set a precedence for consideration of approval within residential areas.</p> <p>With the capacity capped at a maximum of seven children, the application complies with the on-site parking requirements as there are two (2) car bays available. Hence, the proposal will not have any shortfall in parking.</p>

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<p><u>Road Safety / Road Network</u></p> <p>The road network could not handle the additional cars.</p> <p>The local road network already has issues of road safety, this proposal would exacerbate current road safety issues.</p> <p>Traffic congestion is an issue on Brisbane Street, the proposal will make congestion worse.</p>	<p>The childcare service has been operating for the past five years without any issues or concerns raised relating to road safety and road network not being to handle additional cars.</p> <p>In accordance with the <i>Local Planning Policy: Non-residential parking</i>, the development will generate less than 10 vehicle trips in peak hour. Therefore, negative impacts to traffic, safety or congestion are not expected.</p> <p>Note there is no intention to increase the intensity of the site and the proposal maintains the current maximum number of children permitted as seven (7) children.</p>
<p><u>Parking</u></p> <p>Brisbane Street already has limited street parking, the proposal will worsen this.</p> <p>If the proposal would expand past the proposed 8 children, there would be no possibility of providing additional onsite parking. There is no capacity for more street parking on Brisbane Street.</p> <p>The proposal includes 2 parking bays where 3 are required. No bicycle parking has been included in the proposal.</p>	<p>The application complies with the City's <i>Local Planning Policy – Non-residential Development Parking Requirements</i>.</p> <p>The revised application reduces the maximum number of children permitted on site from eight (8) to seven (7) children. This complies with on-site parking requirements due to there being two (2) dedicated car bays available.</p> <p>The service will mainly cater to families living and/or working locally. Families will be able to use the City's existing walking paths to access the service.</p> <p>Families will have access to bicycle parking on-site if required.</p>
<p><u>Noise Pollution</u></p> <p>The proposal will generate high pitched screaming associated with young children.</p> <p>The proposal would generate more noise than a residential dwelling</p>	<p>We have operated a child care service from the site for five (5) years without any reported noise concerns or complaints. Note that there is no plan to increase the intensity of the site and we request approval to continue to operate under the current approval (i.e., no more than seven children will be on site at any one time). Due to no change in intensity or operations, we do not anticipate any changes to noise generation.</p>

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	<p>A Noise Management Plan (NMP) has been developed to protect the acoustic privacy of nearby residents in their homes and private open spaces. We are committed to preventing the generation of unacceptable noise levels that may impact upon the amenity of neighbours. The NMP aligns with the principles set out in the Environmental Protection (Noise) Regulations 1997 and the City of Vincent's noise management guidelines.</p>
<p><u>Laneway Interaction</u></p> <p>The laneway adjacent to the site has antisocial behaviour.</p>	<p>In response to concerns regarding antisocial behaviour in the laneway adjacent to the site, such activity is generally only relevant after hours late at night when the centre is not operating.</p> <p>Notwithstanding the above, several measures will be implemented to ensure the safety and well-being of the children in our care. These measures include continual supervision of children, appropriate security and safety training for staff, and collaboration with police as and when necessary.</p> <p>Additionally, we will establish clear communication channels with parents and the local community to keep key stakeholders informed of ongoing efforts to maintain a secure environment. Our approach ensures that the childcare service remains a safe and nurturing space for all children.</p>
<p><u>Future Applications / Expansion of the Child Care Centre</u></p> <p>The applicants will later seek to expand the Child Care Centre to 35 children. The applicant previously sought community consultation on a 2 storey child care centre that would accommodate 35 children. The subject site is not an appropriate local for such a facility.</p> <p>If approved, the child care could expand the number of children present at the site under different State and Federal legislations that</p>	<p>There is no intention to expand the capacity or intensity of the child care service beyond the seven (7) maximum capacity currently approved.</p> <p>We have acted in an open and transparent manner in seeking early community feedback, and based on the feedback received, we have cancelled our plans to build a 35-place child care centre at the site. We acknowledge and agree that the site is not an appropriate location for a 35-place child care centre.</p>

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<p>would permit more children at the site. These additional approving authorities would circumnavigate the City of Vincent approvals.</p> <p>The proposal includes no works, however the applicants will likely propose works to increase the size of the Child Care Centre once the use has been approved.</p> <p>If the use is approved it cannot be taken away. It can only be conditioned and managed for compliance, this is too onerous for the City and neighbours.</p>	<p>As a proud member of the local community, we acknowledge and respect the community's wishes not to increase the intensity of the site beyond the current approved capacity.</p>
<p><u>Amenity Impacts</u></p> <p>The proposal will impact the amenity and value of surrounding properties</p>	<p>We do not believe that the proposal will impact on the amenity or value of surrounding properties. The child care service has been operating for five (5) years without any concern raised regarding negative impact to amenity or value of surrounding properties.</p> <p>Note that the proposal does not intend for any significant external changes and the service will operate in the same way. The differences relate to internal management changes only. Thus, there will unlikely be any impact to the amenity or value to surrounding properties. Residents will notice very little if any change to the current situation.</p>
<p><u>Precedent</u></p> <p>Brisbane Street between Palmerston Street and Lake Street is entirely residential, this should be preserved as it adds the value and character of the street. The proposal would erode the purely residential dwellings in the area.</p>	<p>We agree that the area should remain residential. The proposal will preserve the purely residential dwellings in the area and does not request a change in zoning or any capital works.</p> <p>Note that the proposal does not intend for any significant external changes and the existing service that has been in place for 5 years will operate in the same way. The differences relate to internal management changes only. Thus, there will unlikely be any impact to the value or character of the street. Residents will notice very little if any change to the current situation.</p>

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<p><u>The Subject Site is Suited to a Family Day Care Only</u></p> <p>Child Care Centres have different requirements to a Family Day Care Centre. Family Day Care Centres are primarily operate out of people's homes and do not generate the same amount of traffic and noise as a Child Care Centre.</p> <p>Child Care Centres are purpose built and have setbacks from lot boundaries to reduce the impact to the surrounding areas and have better considered parking arrangements. They are typically on corner lots and located with other non-residential uses.</p>	<p>The proposal seeks to maintain the maximum capacity of seven (7) children. Therefore, there is no anticipation of a change in traffic or noise.</p> <p>The childcare service has been operating for the past five (5) years without any complaints or concerns raised relating to traffic, noise or parking. The proposal complies with the City's traffic and parking requirements.</p> <p>The proposal does not intend to make any substantial changes and will operate similarly to how it has been operating. Due to no change in intensity or operations, we do not anticipate any negative impacts or changes to parking, traffic or noise.</p> <p>A Noise Management Plan (NMP) has been developed to protect the acoustic privacy of nearby residents in their homes and private open spaces. We are committed to preventing the generation of unacceptable noise levels that may impact upon the amenity of neighbours. The NMP aligns with the principles set out in the Environmental Protection (Noise) Regulations 1997 and the City of Vincent's noise management guidelines.</p>
<p><u>Signage</u></p> <p>No indicative signage was included in the advertising material, signage to the site will impact the amenity of Brisbane Street.</p>	<p>The service intends to fully comply with the City's requirements for signage and/or advertising material. Due to the small nature of operations, we do not anticipate the need for signage or advertising.</p> <p>However, if signage is required, this will be kept to a minimal to minimise any impact on the amenity of Brisbane Street.</p>