

Roy Wong - Major Project Modification Application MP 08_0258 MOD 5 - Council Submission

From: Katherine Lafferty <klafferty@parracity.nsw.gov.au>
To: Roy Wong <Roy.Wong@planning.nsw.gov.au>
Date: 5/16/2012 4:22 PM
Subject: Major Project Modification Application MP 08_0258 MOD 5 - Council Submission
CC: Claire Stephens <CStephens@parracity.nsw.gov.au>, Brad Delapierre <bdelapierre@parracity.nsw.gov.au>, Cameron Sargent <Cameron.Sargent@planning.nsw.gov.au>

Dear Roy,

Major Project Modification Application MP 08_0258 MOD 5 61 Mobbs Lane - Epping – Former Channel 7 Site (Epping Park)

I refer to the public exhibition of the above Major Project seeking approval for the modification of the Early Works Package in relation to the child care centre.

Please be advised that Council officers have reviewed the modification request and provide the following comments:

General

- It is acknowledged that the child care centre has an in principle approval as part of the Early Works Package.
- The proposed development appears to be generally in accordance with Section 5.2 of Council's DCP2011 (child care centres).

It is noted that the proposal does not comply with the best practice standards of both indoor and outdoor unencumbered spaces (being 4.5m²/place for indoor space and 15m²/place for outdoor space) for child care centres in residential areas. Notwithstanding this, the facility appears to comply with the minimum requirements of the Children's Services Regulation 2004, is immediately surrounded by open space and has been accompanied by an acoustic report which concludes that noise impacts are satisfactory. No further objection is raised in this regard.

Car Parking

- The number of car parking spaces complies with Council's minimum requirements (18 spaces).
- Concern is raised that the location of the disabled car space will result in a loss of landscaped area within the front setback. Notwithstanding this, the location is acceptable provided:
 - The disabled car space is to be designed in accordance with AS1428.1 and AS2890.6.
 - The landscaped area adjoining the car space is to be appropriately planted to reduce the visual impacts of the car parking area.

Bin Location

- Concern is raised that the location of the waste area will result in a further loss of landscaped area in the front setback. The location of the waste area will adversely

impact upon amenity of the streetscape and the public domain.

Council requests this waste area be relocated away from the front setback and be appropriately screened from public view.

Child Placements

- Council recognises the unmet demands for child care places for 0-2 year olds throughout the City and supports the provision of a high percentage of places for children aged between 0-2 years. We acknowledge that approximately 54% of the proposed placements are aged 0-2 years.

We recommend that a condition be imposed regarding the maximum number of children (70) and that a minimum 33% of those placements be for 0-2 year olds to comply with Council's DCP2011. The Department may choose to condition the placements as proposed in the application and we raise no issue with that alternate approach.

Acoustic Report

- We note the acoustic report submitted states that noise impacts will be satisfactory. We recommend that a condition be imposed requiring compliance with the recommendations contained in Section 7 of the Acoustic Assessment prepared by Acoustic Logic.

Council appreciates the opportunity to comment on the above application.

Should you wish to discuss any of the above matters, please call me on 9806 5393.

Kind Regards,

**Kate Lafferty | Senior Development Assessment Officer | Development Services
Parramatta Council**

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