20th August 2024

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Zach Ryan
Senior Planner Statutory Planning
Greater Dandenong City Council

Dear Zach Ryan,
Re: Response to Required Further Information
Planning Permit Application: PLN23/0555
Use and development of the land for a child care centre
Location: 25 Liege Avenue, Noble Park, VIC 3174

Following is a response to your RFI letter dated 16th January 2024.

Response to preliminary assessment concerns

1. Concern is raised that the proposed first floor extent of the vehicular accessway would limit the ability of emergency services to access the site. The driveway should feature a minimum dimension of at least 3 metres 'clear to the sky'.

Comment: **Design has been amended with 3m clear to the sky allowing emergency services access the site without any issues.**

2. Council has concerns as to the impact of the proposed use on the amenities of the existing residential lots in particular noise and traffic impacts during peak hours. The purpose of the General Residential Zone includes to allow for a limited range of other, non-residential uses to serve local community needs in appropriate locations. The proposed child care centre is to be located on a site that is not on a corner and along a minor hierarchal street in an established residential area, adjacent to another education centre.

Concern is raised that insufficient strategic justification has been provided as to why Council should consider a child care centre in this location.

Comment: **A traffic and demand assessment has been conducted to address the Council's concerns regarding traffic issues. The findings of the assessment continue to support the proposed childcare centre, indicating that it will not cause traffic impacts during peak hours. The development is compatible with the adjoining education centre, and much of the traffic will be shared within the same school community, where parents can drop off their children at a similar location. This makes it a strategic site for the childcare centre. For more information, refer to the owner's documentation on the demand for childcare centres in Dandenong and related justifications.**

3. The application details the peak hours of the child care centre being 6:30am – 8am and 4:30pm – 6:30pm on weekdays. It is noted that the site is immediately abutting an existing education centre, which would follow similar peak hour times for vehicles and pedestrians entering and exiting the site

Given the location of the subject site is within an established residential area, there are concerns regarding the high impact on traffic during these peak hours, as well as the limited availability for on-street car parking.

Comment: Refer to the Traffic Impact Assessment for details.

4.The site's northern (side) setback adjoins an existing, sensitive residential interface. Council is raised that the proposed setback to this interface, with includes a wall on boundary, does not allow for screening landscaping to be provided at ground floor level that could soften the presentation of the proposed built form from this sensitive interface.

Comment: The design has been revised to increase the setback on the northern side. Please refer to the drawings for further details.

5. Insufficient landscaping setbacks to provide for canopy trees and other screening planting has also been provided to the east and south.

Comment: The design has been updated to include additional landscaping setbacks, allowing for sufficient canopy trees and other screening plants. For more details, please refer to the Landscape Design.

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6.The Planning Report that accompanies the application mentions the provision of a 5.4 metre wide landscaping bed along the site's frontage. No such front landscaping is evident on the plans provided, with there instead being a paved access ramp proposed abutting the frontage.

Comment: The plans have been updated to include a landscaping bed. Please refer to the plans and Landscape Design for more details.

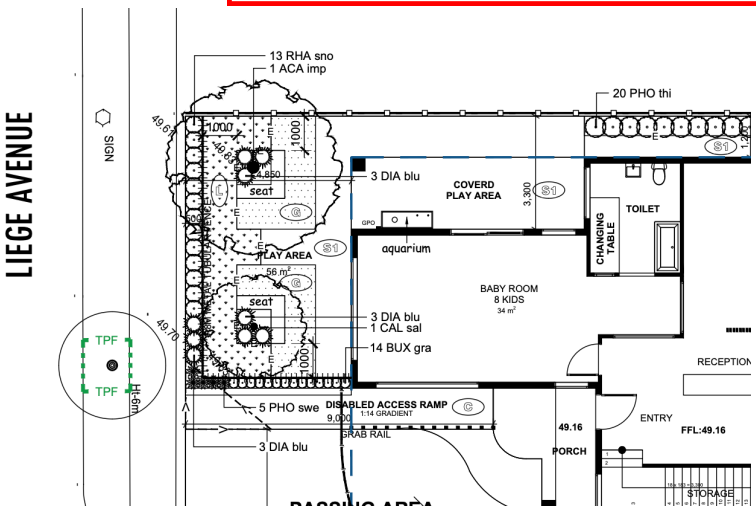

Figure 1: Landscape strip at the front

7. The visual impact of the building bulk, mass and scale of the proposed development is excessive and inconsistent with the existing and preferred neighbourhood character of the area.

The design of the building also fails to exhibit traditional elements, such a pitched roof form, that are cohesive with the relevant neighbourhood character objectives.

Comment: The design has been revised to include greater setbacks from the boundary and a pitched roof form. The front façade has been designed to comply with the neighbourhood character. The materials and roof form are well-aligned with the new dwellings on the adjoining property and enhance, rather than disrupt, the neighbourhood character.

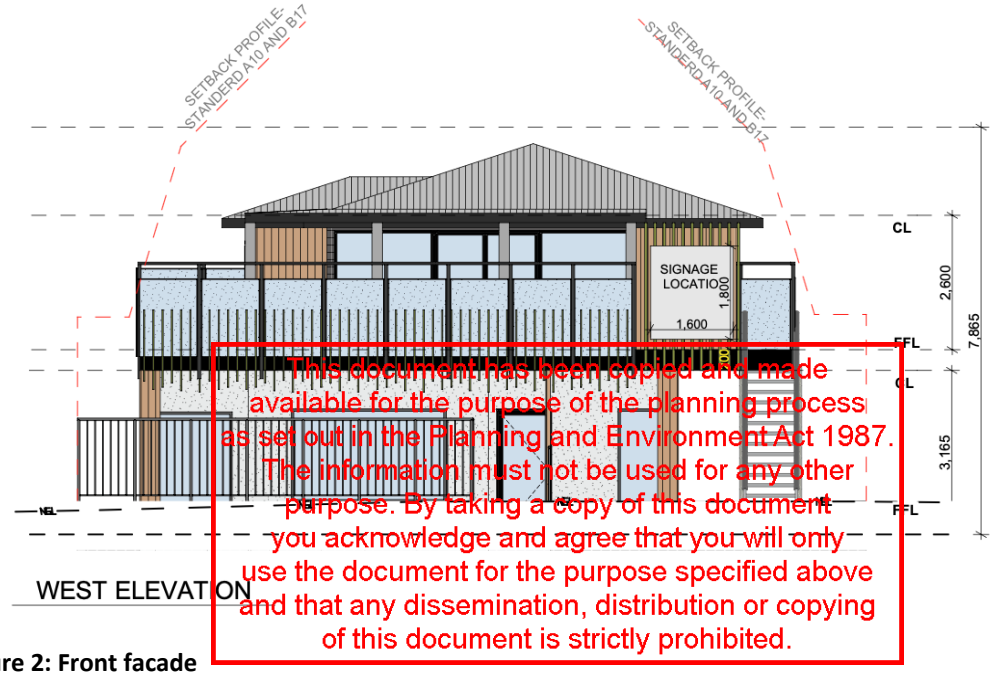

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Figure 2: Front facade

8. It is unclear whether or not signage is proposed. If it is, the plans must be updated accordingly and the correct planning fees provided.

Comment: A 2.88-square-metre signboard is proposed for the front façade of the building. A planning permit is required as the signboard exceeds the minimum requirements and is located in a highly sensitive area.

Based on the points made above, we kindly request that you consider the application favourably and grant a planning permit.

Please feel free to contact me if you need any further information.

Praba Ponnuthurai
Principal Town Planner
Smart Town Planning Ptd Ltd

Respected sir/Madam,

This is the document to justify why we have chosen 25, Leige Avenue, Noble Park for opening a childcare centre. As per the preliminary assessment of the Council, there is a concern raised regarding why they should consider a childcare in this location.

From our perspective and understanding, there are various, significant factors that led us to choose this site for a childcare centre.

1. **My qualifications and experiences**: I am a qualified and registered Early childhood Teacher, graduated from Deakin University, with a Bachelor of early childhood education and working in a long day centre as a Kindergarten teacher and Educational Leader in our service. Since 2010, I have been working in various early childhood settings, performing in different roles including management roles that allowed me to enhance my professional knowledge, experience and managing capacity of running a childcare centre. By completing a Diploma of children services and a Certificate 3 in children's services from Holmesglen institute in 2010, I have gained the knowledge and understanding of the importance of providing safe and secure learning spaces, along with early childhood education to young children. Beyond considering it as a business, opening my own childcare centre is my passion in which I would like to embed my knowledge and experience to build respectful relationships with the community to nurture responsible young Australians.

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2. **Local community connections**: Since 2010, I have been working with different kindergartens and early learning services in Noble Park, Keysborough and Springvale. This has allowed me to gain a strong understanding of the local communities within Noble Park. Alongside this, I have continued to work closely with the Department of education, child protection and the local council to support families to help produce the best possible outcomes for the children. Whilst I could identify that there is an immense need for quality care and education for vulnerable children and families in the Noble Park area. Beyond running a childcare business, my vision will be to support the local community by providing quality care and education, along with offering new career opportunities for those who are qualified and passionate to work with and support the learning and development of young children.

3. **Established neighbourhood area**: The council's preliminary assessment report clearly states that the proposed childcare site is an established residential area and there is a primary school along with a sessional kindergarten adjacent to the location. Opening a childcare centre adjacent to the primary school will undoubtedly help support families. For example, this will be convenient for families who need to drop their older children to school and younger children to this early learning service. Moreover, the existing kindergarten in the school compound provides only 15 hours of care per week and education for 3- to 5-year-old children. By utilising the proposed childcare centre and its operational services, the families will be able to access childcare five days a week from 6:30 am to 6:30 pm for children from 3 months to 6 years old. Hence, families, will have access to flexible arrangements which can accommodate different lifestyles and schedules. The suggested childcare will also provide all essentials such as, the provision of nutritious meals, nappies and quality care for children, thus, further adding to this

flexibility. The location of the site also helps cater to a range of needs such as, allowing families who do not drive, have easy accessibility to the public transport in the area etc. this includes, Yarraman railway station and bus stations, which are in walking distance from the location.

4. **Provider licence:** I have already received "Provider licence" from the Department of Education, therefore, I am qualified and eligible to open a long day centre.

5. **AEDC Report:** As per the AEDC report of 2021 Greater Dandenong, there is a high percentage of children in the area who are developmentally vulnerable. The report states that there are 13.9% of children who are ready for school, 8.4% of children who are physically independent to start school, and 8.5% of children who are capable of their fine and gross motor skills. This depicts how, many children face difficulties with independence, handedness or coordination, physical readiness for school day, such as being unprepared for school, dressing inappropriately, arriving at school late and being hungry or tired (Reference 2021 AEDC Report). With opening a childcare centre, partnerships can be established with the Yarraman Oak primary school and the kindergarten. Hence, this can help provide positive learning opportunities for children and families in local communities, through effective and structured transition programs, by qualified educators/professionals along with work within social intervention teams if required.

Conclusion: My qualifications (Bachelor of Early Childhood Education, Diploma of Children Services & Certificate of Children Services) of Early childhood Education and 13 years of work experience in multiple early childhood settings in local communities such as Noble Park, Springvale and Keysborough has allowed me to learn the significance of providing quality care and education to young children. This knowledge has also helped me to build community connections and a strong understanding of the demographic of the local community. By opening a childcare centre at 25, Leige Avenue, the service can work in partnerships with the local schools and kindergarten, therefore the families and children will receive a smoother transition into school. Reflecting the AEDC report of 2021, the suggested childcare centre can make a difference in children's learning, and support their developmental needs by working with council, department, and social intervention professionals. Overall, the proposed site is an ideal location to open a childcare centre, due to the support it provides for the local community.

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South East Water

Healthy Water.
For Life.

WatersEdge
101 Wells Street
Frankston VIC 3199

PO Box 2268
Seaford VIC 3198

Phone +61 9552 3000

southeastwater.com.au

11 JULY 2024

Smart Town Planning Private Limited
E-mail: info@smarttownplanning.com.au

Dear Customer,

APPROVAL FOR PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS
Property Address: 25 LIEGE AVENUE NOBLE PARK 3174
Development Type: Commercial
Structure Type: Steps, 1st. Floor Eaves & Balcony, carparks and driveway
Our Reference: Case: 46672096 PSP: 904878

I am pleased to advise you that South East Water consents to the above proposal subject to the attached terms and conditions. This permit is valid for the plan submitted for assessment as referenced above.

Should there be any amendments to the approved plan, this consent may be withdrawn or additional conditions imposed.

The location of all assets should be proven by hand on site prior to the commencement of any works and you should make your own independent inquiries as to the location of all assets, property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties, which cannot be excluded. In respect of liability and conditions and warranties, which cannot be excluded, South East Water's liability to you is limited, as far as law (including statute) permits.

All works must be in accordance with the requirements of South East Water's Customer Buildover Guide which may be obtained at https://southeastwater.com.au and is enforceable under Sections 145 and 148 of the Water Act 1989. Please note, works must also comply with the Occupational Health and Safety Regulations 2017 (OHS Regulations 2017).

If you have any enquiries please contact Property Development on 9552 3770.

Yours sincerely

Serena Barbarich
MANAGER PROPERTY DEVELOPMENT

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TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS

PROPERTY ADDRESS 25 LIEGE AVENUE NOBLE PARK 3174

APPROVAL DATE **11 July 2024**

Our Reference: **46672096** **PSP: 904878**

The owner shall make themselves aware of the terms and conditions of this consent.

These standard conditions form part of the approval for the construction of the approved building or structure over South East Waters asset and / or easements or within 1.0m of South East Waters assets and shall be read in conjunction with the approved plan showing the steps, 1st. floor eaves & balcony, carparks and driveway and South East Waters endorsement.

Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, where required to ensure that no additional load will be placed on the sewer by the structure/works. The exact location of assets should be confirmed out on site prior to the commencement of any work/construction to ensure minimum clearances are met.

The owner permits South East Water and its employees, authorised agents and contractors to enter into and upon the land and / or the building and structures contained on the land, for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, and if necessary for that purpose to excavate through any part of the building or structure for which approval has been granted.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structures or any other property including the property of any person, and any illness, death or injury of any person as a result of works carried out by South East Water and its employees, authorised agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, beneath or in the vicinity of the building or structure except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the South East Water sewer, pipe or other structure, or any other property, including the property of any person, and any illness, death or injury of any person, as a result of the approved building or structure having been constructed over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement.

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The owner indemnifies and shall keep indemnified South East Water against all actions, claims, suits and demands losses, damages, costs and expenses of any kind, arising out of or incidental to the construction of and / or retaining the approved building or structure over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement; and any works carried out by South East Water referred to in clause 4 except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts full responsibility for the structural sufficiency of the approved building or structure and its footings, having regard for the presence of the South East Water sewer, pipe, other structure and / or easement.

Where a building control authority requires that a pier and beam type footing system is constructed to support the building or structure, such pier and beam footings shall not involve the use of impact driven piles and / or structures cantilevered over the South East Water sewer, pipe or other structure.

Any deviation from the approved plans will require a further application to be submitted for consideration. Such amended proposals will be considered on the merits of the application and may or may not be approved by South East Water.

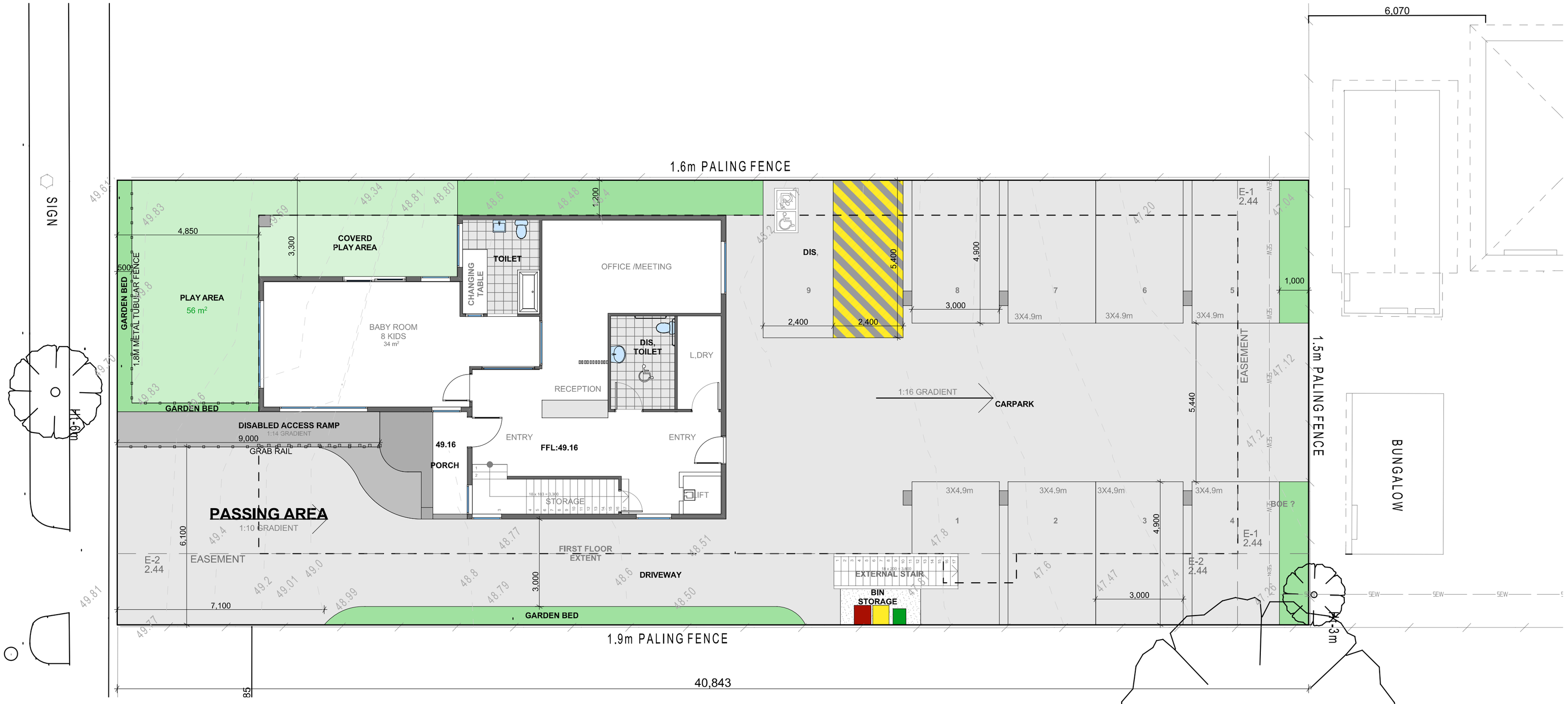
The owner agrees to disclose the existence of and conditions of this consent to intending purchasers or mortgagees of the land and/ or the building and structures contained on the land.

This agreement shall be binding on all subsequent owners of the land and/or the approved building or structure contained on the land.

It is the owner's responsibility to comply with all conditions of this consent. Failure to comply will invalidate the consent and may render the owner liable for prosecution as provided for in the Water Act 1989.

This consent does not constitute a building permit or a planning permit, as may be required by the Building Code of Australia, and the various building ordinances and by-laws of the State of Victoria and the Municipal authority in which the land is situated.

The existence and conditions of this agreement will be disclosed to any person making an 'Application for an Information Statement' as part of advice pursuant to section 158 of the Water Act 1989.



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SOUTH EAST WATER CORPORATION

APPROVED

Case Number: 46672096

PSP: 00904878

Signed: BC Date: 11/07/2024

Total Approved Pages [2]

DEVELOPMENT SUMMARY

TOTAL SITE AREA - 622 Sqm

NO OF BUILDING - 1

SITE STATS

	Sqm
BUILDING	149.14
DIVEWAY & CARPARK	391.01
RAMP AND PATH	10.80
	550.95 m²

PRELIMINA

SMART TOWN PLANNING

PROJECT

PROPOSED USE AND DEVELOPMENT FOR CHILDCARE CENTRE AT NO 25 LIEGE AVENUE, NOBLE PARK, VIC 3174

CLIENT- SMART TOWN PLANNING

PROJECT ID - C2318

DRAWING

FOR APPROVAL

DATE- 20/05/2024

REVISION: -A

-	-	-

GROUND FLOOR PLAN

SHEET NO - 2

DRAWN - SB SCALE - 1:100 @ A2

All dimensions are in millimetres and all the content on the drawing must be verify on site prior to commence any work. For any errors or discrepancies in the drawings must have to contact and clarify with the designer or draftsmen prior to commence any work.

LIEGE AVENUE

SIGN

1.6m PALING FENCE

COVERD PLAY AREA

PLAY AREA
56 m²

GARDEN BED

1.8M METAL TUBULAR FENCE

GARDEN BED

BABY ROOM
8 KIDS
34 m²

TOILET

CHANGING TABLE

OFFICE /MEETING

DIS. TOILET

L.DRY

RECEPTION

ENTRY

ENTRY

FFL:49.16

49.16

PORCH

DISABLED ACCESS RAMP
1:14 GRADIENT

GRAB RAIL

STORAGE

LIFT

PASSING AREA
1:10 GRADIENT

DIS.

1:16 GRADIENT

CARPARK

EASEMENT

E-1
2.44

E-2
2.44

FIRST FLOOR EXTENT

DRIVEWAY

EXTERNAL STAIR

BIN STORAGE

GARDEN BED

1.9m PALING FENCE

1.5m PALING FENCE

BUNGALOW

BOE ?

6,070

40,843

SHADE SAIL

SOUTH EAST WATER CORPORATION

APPROVED

Case Number: 46672096

PSP: 00904878

Signed: BC Date: 11/07/2024

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PRELIMINA

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SMART TOWN PLANNING

PROJECT

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CLIENT- SMART TOWN PLANNING

PROJECT ID - C2318

DRAWING

FOR APPROVAL

DATE- 20/05/2024

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GROUND FLOOR PLAN

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