

Ms Natalie Thum
Monash City Council
Statutory Planning Department
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ADVERTISED COPY

Dear Natalie,

SECTION 57A AMENDMENT SUBMISSION 15 GRANDVIEW ROAD, WHEELERS HILL 3150 (TPA/55261)

Please see Section 57A Amendment submission package relating to the subject site at **15 Grandview Road, Wheelers Hill (TPA/55261)**.

Planning permit application **TPA/55261** seeks approval for *Use of land for childcare centre, a section 2 use in the table in Clause 32.09-2*.

An outline of key dates for this application are as follows:

- The application was lodged in August 2023.
- An RFI was lodged on 27 December 2023.
- The application advertising period was 1 February 2024 - 19 February 2024.
- Following advertisement, Council received four (4) submissions from neighbours, and requested the applicant to make relevant changes to respond to concerns.
- Tiffany Dalgeish, Senior Planner was the responsible planner for this application until it was reallocated to Natalie Thum, Senior Planner on 7 March 2024.
- On 12 August 2024, Council confirmed via telephone and email of the key outstanding matters were to be updated, and submitted via a Section 57A Amendment application:
 1. Further investigation of acoustic treatments to confirm a set number of % of children in the outdoors playspace at any time, to meet full compliance with ACCC guidelines. Substantive work has been done to identify acoustic engineering solutions, child numbers, and typology of play areas to ensure a 'mix' which has full compliance with ACCC guidelines (see below table and attached Acoustic Report).
 2. Basement and basement offset from side boundaries (see updated plans).
 3. Confirmation of shadow diagrams and B12 compliance (see updated plans).

The below details our response in the S57A application, and is supported by attached technical reports and architectural plans:

Comment	Response
<p>Amendments to advertised Architectural Plans The updated Architectural Plans have the following amendments to the advertised drawings:</p> <ol style="list-style-type: none"> 1. Built form has been shifted towards the rear, to provide for a greater front setback, more landscaping, and retain existing trees. The setback has been increased from 7.6 to 10.2m. 2. Basement: <ol style="list-style-type: none"> a. Western side setback of the front basement increased from 0m to 1720mm to reduce impact to tree 21. b. Eastern side setback of the front basement increased to maximum possibility by 450mm. 3. Updated 3m acoustic fence. See shadow diagrams that confirm no additional shadow cast to neighbouring SPOS. 4. Updated shadow diagrams to show shadow cast by existing neighbour's building and existing fence. 5. Large canopy tree in front setback to be retained. <p>The current shadow diagrams demonstrate full compliance, with a minimum of 5 hours at least 75% or 40sqm with minimum dimensions of 3 metres.</p> <p>The existing shadow diagrams show the existing situation that the neighbouring 1/17 Grandview Road does not currently have a minimum of 5 hours sunlight with 40sqm; our proposal makes it gain more sunlight at 3pm, and achieves 5 hours of sunlight.</p> <p>NB: the advertised drawings show a 2.5m acoustic fence on the drawings. The updated plans show an acoustic fence at 2.5m with full compliance with overshadowing standards.</p> <p>NB: the shadow diagrams incorporate modelling which factors in site topography. The site has a natural slope, hence why the acoustic fence shadow reduces towards the front of the site.</p>	<p>Please see updated Architectural Plans prepared by <i>ADA Architects</i> attached.</p>
<p>Acoustic Council expressed concerns regarding the number of children in outdoor play areas and its impact on noise levels.</p> <p>On 12 August 2024, Council confirmed that '<i>Conditioning a max number of children outside at one time seems to be the way to go and I just need confirmation on how many.</i>'</p> <p>The project Acoustic consultant DDEG has conducted several investigations and confirmed an approach that has <u>full compliance with ACCC guidelines</u>:</p>	<p>Please see Section 7-10 in the supporting Acoustic Report prepared by <i>DDEG</i>.</p>

<ul style="list-style-type: none"> - Acoustic fencing along three boundaries - For a proposed maximum of 122 children, 74 children can be in the outdoor play areas at any given time in three segmented active and passive play areas: <p>The three segmented play areas will have (see Section 7.4.1 of DDEG report):</p> <ul style="list-style-type: none"> - Outdoor Play Area A (28 children) - Outdoor Play Area B (28 children) - Outdoor Play Area C (18 children) <p>This also responds to Councils original RFI item: <i>An acoustic report prepared by a suitably qualified person to demonstrate noise levels from inside and outside the building and any impacts to adjoining properties. This report shall also investigate the need for acoustic fencing along common boundaries.</i></p> <p>In regard to both indoor and outdoor play areas' full compliance with ACCC guidelines, Section 7.6 of DDEG's Acoustic Report confirms that:</p> <ul style="list-style-type: none"> - Indoor areas: <i>indoor areas of the childcare centre will benefit from sound insulation provided by the building envelope construction. Even with windows open for ventilation, noise levels at the surrounding residences due to indoor play areas would be less than due to outdoor play areas. On this basis, acoustic treatment to the building is not required to control noise from indoor areas of the childcare centre.</i> - Outdoor areas: <i>The outdoor play area should be segmented into three smaller play areas using fencing and/or gates, as indicated in Figure 5. The maximum number of children occupying each play area simultaneously must not exceed the numbers outlined in Table 15 (page 23).</i> - <i>All acoustic fencing should be lined on the childcare centre side with sound absorbing material. The selected sound absorbing material should meet the acoustic specifications specified in the DDEG report.</i> <p>An operational noise management plan (ONMP) will be prepared and implemented for the childcare centre. All administrative controls will be captured in the ONMP and it is proposed that this is submitted as part of the condition 1 endorsement stage.</p> <p>The proposal will have full compliance with applicable acoustic legislation and guidelines. The maximum number of children can be conditioned on the planning permit, as per discussions with Council.</p>	
<p>Basement parking offset On 12 August 2024, Council asked how much more the basement could be offset from side boundaries (down the</p>	<p>Please see updated Architectural Plans prepared by ADA</p>

length of the site) without impacting accessibility to and from the parking spaces).	<i>Architects</i> attached.
Architectural Plans have been updated to increase side boundary offsets, without impact to accessibility to and from parking spaces.	
Overshadowing Council queried accuracy of shadow diagrams, and requested demonstration of overshadowing requirements. We confirm that shadow diagrams are accurate, and that the acoustic fencing and boundary fencing will meet full ResCode overshadowing standards.	Please see updated Architectural Plans prepared by <i>ADA Architects</i> attached. Existing and proposed shadow diagrams are demonstrated from 9am-3pm.

Please refer to the attached documents which form this Section 57A Amendment submission package:

- **Attachment 1** - Architectural Plans (Rev H, prepared by *ADA Architects*) - UPDATED
- **Attachment 2** - Acoustic Report (prepared by *DDEG*) - UPDATED
- **Attachment 3** - Planning Report (prepared by *EQPAS*) - UPDATED
- **Attachment 4** - Landscape Plan (prepared by Contour Design Studio) - UPDATED

We would be happy to submit updated sub-consultant reports at the permit condition 1 endorsement stage. These include but are not limited to waste, traffic, operational noise management, and landscape plans.

Please do not hesitate to contact the undersigned on eqpaservices@gmail.com or 0431 594 146 if you have any questions or require any further information.

Regards,

Estella Qing
EQ PAS
0431 594 146

28 November 2024