

Appendix 4 – Response to Objections

Objection	Comment
Insufficient car parking	<p>A total of 19 car spaces are provided on site for the proposed use and development. Under Clause 52.06-1 of the Melton Planning Scheme, the standard car parking ratio for a child care centre is 0.22 car spaces for each child. There is no requirement under this ratio or any separate ratio under this clause to provide car parking for staff.</p> <p>Based on 90 children, a total of 19 car spaces are required to be provided on the subject land for the proposal. Therefore, the number of car spaces provided on the land for the proposed use satisfies the relevant requirements of the Melton Planning Scheme.</p> <p>The dimensions of car spaces and aisle widths between car spaces also satisfies the relevant design standards under Clause 52.06-8 of the Melton Planning Scheme.</p> <p>The objectors make reference to the Department of Social Services Guidelines for the Planning and Development of Child Care Centre (2015), in particular, page 21 of the document which refers to a ratio of 1 car space for every four children adopted by Orange City Council (NSW). These guidelines are a strategic planning document which is not incorporated or referenced in the Melton Planning Scheme. Therefore, it is not relevant to the consideration of this application.</p>
Increased traffic/traffic congestion	<p>The proposal will result in the generation of additional traffic.</p> <p>The application was referred to Council's Traffic and Transport Department who did not raise any concerns with the proposal in relation to traffic and advised that Clarkes Road has the capacity to accommodate the amount of additional traffic that is likely to be generated by the proposal.</p> <p>It should also be noted that as part of the planning permit (PA2018/6057) issued by Council for the staged multi lot subdivision of land directly opposite the subject site at 193 Brooklyn Road Brookfield, Clarkes Road will be required to be upgraded to an ultimate road reserve width of 24 metres which includes an additional pavement width of 8 metres and the provision for on</p>

	street parking and a bike lane on both sides of this road.
Inappropriate use in a residential area	<p>The proposal is consistent with the purpose of the Neighbourhood Residential Zone which encourages the provision of educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p> <p>The location of the proposed use and development of the subject land is appropriate while the siting, setbacks, single storey height/scale and built form and external materials/finishes of the proposed building will complement and respect the existing and preferred neighbourhood character of the area and will not visually dominate the existing residential streetscape.</p>
Noise and mess	<p>The proposal is likely to generate noise. However, a 2 metre high acoustic fence is proposed along the northern (adjacent to the outdoor play space) and eastern (rear) boundaries of the site. It is recommended that this be extended to include the southern boundary of the site (no further forward than the front wall of the proposed building). This can be addressed as a condition should Council resolve to issue a Notice of Decision to Grant a Permit for the proposal.</p>
Loss of property value.	This is not a valid planning consideration.