



Belconnen Community Council comment

Development Application 201527345

Overview and community concerns

The Krnc Brothers Investment Company has proposed construction of a childcare facility at **Block 67 Section 51** (74 Hardwick Crescent) Holt. The Belconnen Community Council (BCC) is supportive of expanded childcare facilities in West Belconnen.

With respect to the Development Application, we understand that:

- The childcare facility plans have been developed in conjunction with a Queensland based company, Living Design projects, with experience in designing childcare specific buildings.
- While the Krnc Company is the developer, another company which has experience operating childcare facilities will operate this facility and, to our knowledge, has raised no concerns with the design.
- The Krnc Company has liaised with ACTPLA throughout the design process.

However, since the development application was lodged, the BCC has been approached by a number of concerned members of the community familiar with traffic and parking conditions in the location proposed for the childcare facility. The approaches were made by email, in person at public meetings, and by comments made on our website and Facebook page.

After the BCC received these concerns, it met with Mr John Krnc to discuss the issues further. Mr Krnc was forthcoming and we appreciate his engagement with the BCC. However, in our view, the community concerns were not sufficiently resolved at this meeting.

In summary, the key concerns received and which form the bases for this submission are:

- The development falls well short of mandated parking requirements
- Access to the site appears challenging, and will be problematic in peak hours for the proposed 122 children and their carers
- Parking nearby - proposed as a solution to only a handful of car parks onsite - is already at capacity and will be subject to added pressure by the permanent occupation of at least seven spaces by the employees of the childcare facility

In addition, some community members noted that locating a childcare facility next to a major arterial road like Southern Cross Drive could be inadvisable considering car exhaust pollution and possible effects on young children. The BCC has not been able to provide further analysis on this.

Parking and access

The BCC is a recognised community organisation and receives funding from the ACT Government to - among other purposes - facilitate community consultation between the public, the government and commercial developers. Members of the BCC are active in community planning forums and are familiar with planning legislation and zoning requirements.

The Parking and Vehicular Access General Code (PVAGC) legislation covering parking is specific (section 3.1.5 and also in Schedule 2) in the ratio of parking required for developments of this nature. The development application lodged contains a 'Traffic and Parking Assessment' report prepared for the developer by Sketch Consulting that observes a development of this type (for 122 children) requires 34 onsite spaces to be compliant with the PVAGC, consisting of:

- 17 employee spaces (1 to be disabled compliant)
- 5 visitor spaces
- 12 drop-off spaces

It is concerning that only 10 onsite parking spaces are proposed. This is a significant shortfall. The parking adjacent to the proposed development is in the Kippax Fair carpark, and is limited to two hours only.

PVAGC guidelines for childcare facilities state that when there is no onsite parking, that parking within 100 metres can be accepted. There is no permanent all day parking within 100 metres of this facility that would satisfy this requirement. There is simply no parking close to this development that would be suitable for the seven spaces required for the employees.

Attachment B to this submission shows that the proposed development is in close proximity to the Magpies Sporting Club, a veterinary hospital, a McDonald's restaurant and several retail food outlets at the base of a multi-storey residential building. The existing surface carpark bound by Hardwick Crescent is at capacity. When the childcare facility is built and children's carers require access to it, Hardwick Crescent will be subjected to traffic pressures for which it was not designed.

As well as not conforming to the PVAGC legislation, there are a number of other serious access issues for this development:

- Hardwick Crescent is a narrow road and the entrance to the proposed development is at the apex of a curve (see Attachment A).
- There is limited on-street parking on Hardwick Crescent.
- There are no current spaces where a child's carer could simply pull in and drop a child off.
 - Further, if the driver of the car entered the proposed onsite carpark only to realise that all 10 car spaces were full, it would be difficult to exit the carpark without backing out or considerable frustration (or worse).

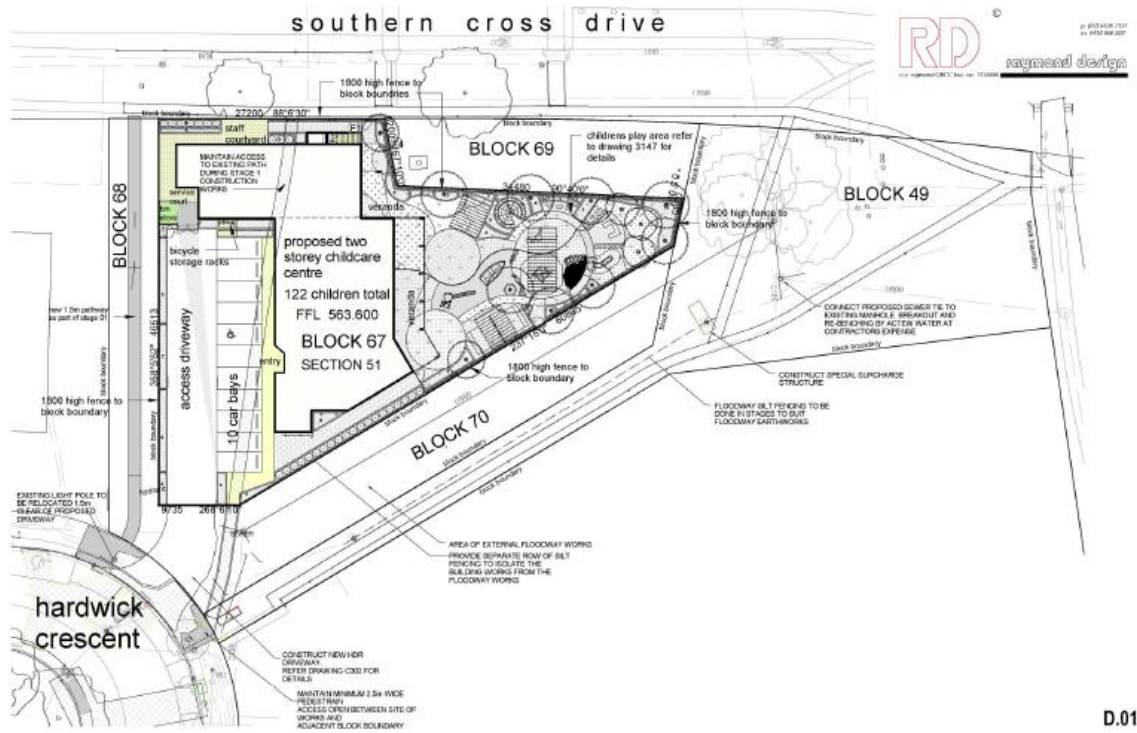
We are particularly concerned with regard to the safety of carers and children in accessing this facility, whether by car or by foot. It is almost certain that any person dropping off or collecting a child would have to find a parking space in the Kippax Fair carpark, and cross Hardwick Crescent with their child. This occurring 122 times a day in the morning and afternoon illustrates the scope of the problem that will occur if this parking and access issue is not resolved by ensuring compliance with PVAGC.

A shortfall of over 20 spaces is simply unacceptable and would set a precedent that will only aggravate other developers, local residents and businesses, and run counter to the ACT government's efforts in exploring options to enhance parking access.

While the BCC supports the construction of a childcare facility, we strongly believe a better solution can and must be found which meets or exceeds existing parking requirements—as mandated under existing PVAGC legislation—and where access is substantially improved. We therefore recommend that this development application be rejected in its present form.

Attachment A

Figure 6 Develop Plan Block 67 Section 51



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development plan

proposed childcare centre, section 51, block 67, holt, ACT.

Notes: This proposal is subject to site survey and development approval from the relevant authority.
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Attachment B

