



Anglican Early
Childhood Services

Deborah Briggs
Operations Executive
BPA Children's Services
Level 1, 459 Ballarat Road
PO Box 215
SUNSHINE VIC 3020

21 October 2015

Dear Deborah,

St Andrew's Anglican Kindergarten

I write to you on behalf of the Anglican Early Childhood Services and acknowledge receipt of your email, informing us of your intention in applying to the Moonee Valley City Council for an amendment to the Town Planning Permit issued back in 2012.

This letter is to confirm that the Anglican Diocese of Melbourne gives authority to the Parish Council of St Andrew's Aberfeldie, and BPA Children's Services to act on its behalf in relation to the matters before the Moonee Valley City Council.

We wish every success with your attempt to allow the new Centre to fulfil its potential.

Yours faithfully

Ken Spackman
Chair of AECS

The Council for Anglican Early Childhood Services • Anglican Diocese of Melbourne

Chair: Mr Ken Spackman

The Anglican Centre • 209 Flinders Lane • Melbourne Vic 3000
telephone: 9653 4220 • facsimile: 9653 4268

St Andrews Kindergarten

29 St Kinnord Street

Aberfeldie, Vic, 3040

9th September 2015

Dear Mayor Narelle Sharpe,

St Andrew's Anglican Kindergarten Aberfeldie is a community not-for-profit kindergarten that aims to provide a quality education program based on play, and is managed collaboratively by BPA Children's Services, teachers and parent committee.

In 2012 the St Andrew's Kindergarten Committee applied to the then Department of Education and Early Childhood (DEECD) for a grant through their Children's Facilities Capital Program to fund the building of a new purpose built kindergarten on the St Andrew's Parish site. One of the key criteria for the grant was to increase infrastructure capacity to deliver 15 hours of high quality kindergarten for children in the year before school.

The grant application was approved and the Anglican Diocese of Melbourne received \$300,000 to build the new facility. At the time of applying for the grant St Andrew's Kindergarten's licensed capacity was 27. The new facility was designed and built to accommodate 33 children. It was envisaged that the kindergarten would run the 4 year old program out of the new building and the 3 year old program out of the old building concurrently. However as part of the Town Planning process, MVCC received four objections from local residents who were concerned about increased parking in the street with the increase in licence capacity. Therefore a condition was placed on the Town Planning Permit whereby not more than 26 children are to be present on the land at any one time in association with the kindergarten.

The Committee were advised at the time to let the Town Planning Permit go through with the above condition and then apply for an amendment at a later date.

On the 17th April, this year St Andrews Kindergarten officially opened our new purpose built kindergarten building in which we were very lucky to have the Anglican Primate of Australia, and many local members attend including yourself.

At a recent meeting with the now Department of Education and Training (DET) Western Region, BPA was asked to provide an update on the progress of applying for an amendment to the Town Planning Permit. DET Central Office was concerned that the grant had been approved and funds committed but the project did not meet the original brief of increasing capacity.

In 2016, changes to the Education and Care Services National Regulations 2010 will be introduced whereby the staff-to-child ratios will decrease from 1:15 to 1:11, with 50% of staff needing to be Diploma trained or above. Additional staff will need to be employed and services will need to operate at capacity to ensure financial viability. The BPA Finance Executive has indicated that the minimum number of enrolments per group would need to be 28 to break even.

It is therefore critical that we now submit an application for an amendment to the original Town Planning Permit allowing us to increase the number of children that are allowed to be present on the land at any one time in association with the kindergarten from 26 to 55.

This will not only provide increased capacity, but greater flexibility with timetabling making it more family friendly, and allowing our 3 year old and 4 year old sessions to run concurrently, which was originally intended for our kindergarten. Starting times will be able to be staggered thus reducing the number of cars in the street at any one time, as well as earlier finishing times which will mean that the residents will have unhindered access to street parking after 3.00pm.

We currently have support from Mooney Valley City Council Early Years, and DET, and would greatly appreciate your support or any possible guidance you may be able to offer with our submission.

We believe that amending the Town Planning Permit to allow for increased capacity is in the best interests of the community and families that attend our service, but also the residents with improved street parking access. It will also ensure that St Andrews Kindergarten continues to thrive and provide quality early childhood education for the local and wider community as it has done for more than 60 years.

Thank you for your time, and we look forward to hearing from you.

Sincerely,

On behalf of the Committee of Management

St Andrews Anglican Kindergarten Committee



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PARKING DEMAND REPORT

29-35 ST KINNORD ST, ABERFELDIE VIC 3040

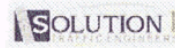
Proposed Development - Kindergarten

Prepared for:	BPA Childrens Services
Date Prepared:	March 2016
Revision:	1.0
City of Moonee Valley Development Application #:	TBA

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INTRODUCTION

Solution1 Traffic Engineers were engaged by BPA Childrens Services to prepare a parking demand report for the proposed development- Kindergarten at 29-35 St Kinnord St, Aberfeldie VIC 3040. This report will assess the implications of the proposed modification on existing traffic, parking and transport conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- L. public transport service accessibility at the site;
- L. a car parking inventory and demand survey to determine the impacts of the proposed modification on the on street public parking spaces provided within the vicinity.

During the course of preparing this assessment, the subject site and its environment have been inspected, and all relevant traffic and parking data collected and analysed.

BACKGROUND AND EXISTING CONDITIONS

The subject site is located at 29-35 St Kinnord St, Aberfeldie VIC 3040 with frontage to St Kinnord Street. The area in the vicinity of the subject site is in general of residential nature. The subject site is occupied by a church situated at the centre of the property and one-storey building located at the rear of the property.

The road cross-section at the site includes one traffic lane in each direction and parallel parking on both sides. The subject site is located in a medium pedestrian activity zone where 50km/h is permanently posted.

The 'Moonee Valley Planning Scheme' identifies the subject site within the General Residential Zone - R1Z.

Figure 1: presents an aerial photograph of the subject site

Figure 2: shows the site from a street map perspective

Figure 3: shows photographs of the proposed site as seen from St Kinnord Street

Figure 4: presents a photo of Alma St and St Kinnord St intersection

Figure 5: presents a photo of St Kinnord Street

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Figure 1: Location of the subject site as seen from aerial view perspective, source: Google Maps

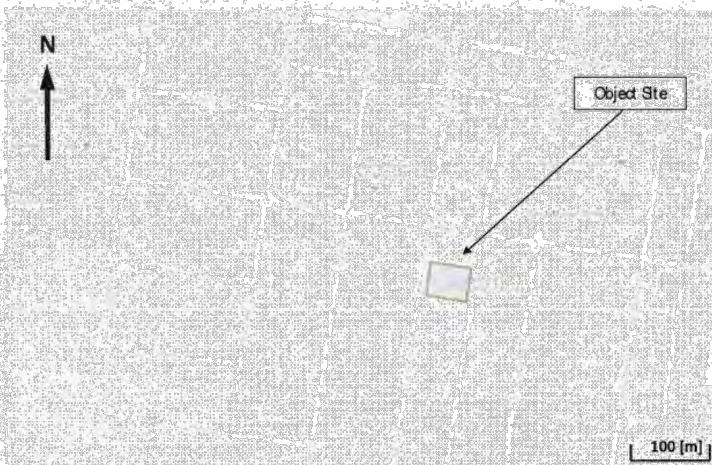


Figure 2: Location of the subject site as seen from street view perspective, source: Google Maps

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Figure 3: Photograph of the proposed site as seen from St Kinnord St, source: Google Maps



Figure 4: Photograph of Alma St and St Kinnord St intersection, source: Google Maps

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Figure 5: Photograph of S Kinnord St, source: Google Maps

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PUBLIC TRANSPORT

The subject site is located in an area that has good access to public transport facilities with a number of bus and train services located within walking distance of the site. The following section summarises the aforementioned services available in the area surrounding the site. Figure 6 illustrates, in a map, the public transport services available within the subject area and Table 1 outlines the service descriptions.

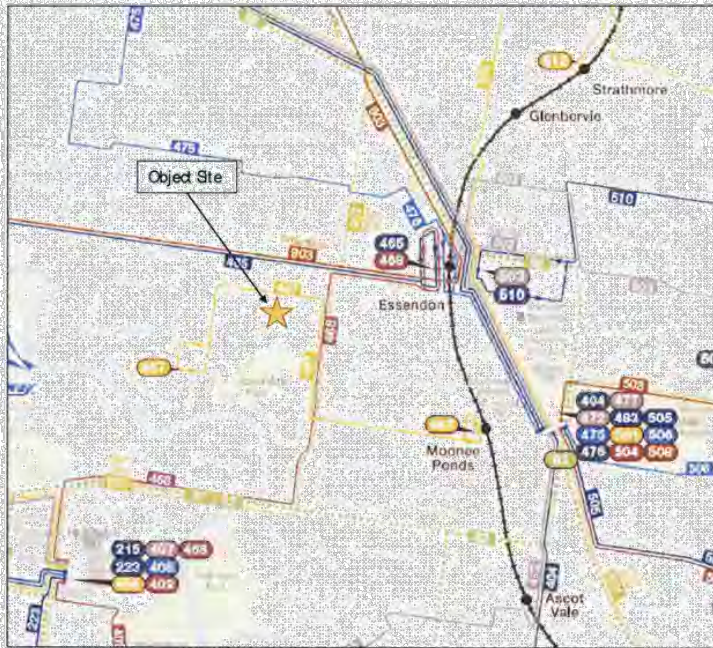


Figure 6: Public Transport Services available in the vicinity of the subject site. source: <https://ptv.vic.gov.au>

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Table 1: Public Transport – Train and Bus Service Details

Service	Location	Distance from subject site [m]	Walking Time [min]	Origin	Destination	Route Description	Number of Service		
							AM Peak (7-9 am)	PM Peak (4-6 pm)	Off peak
TRAIN SERVICES									
Craigieburn	Essendon Railway Station	1400	16	Craigieburn	City	via Flemington	17	8	3 trains/h
	Essendon Railway Station	1400	16	City	Craigieburn	via Flemington	12	16	3trains/h
Albury	Essendon Railway Station	1400	16	Albury	Melbourne	via Seymour	2	-	-
	Essendon Railway Station	1400	16	Melbourne	Albury	via Seymour	-	1	-
Seymour	Essendon Railway Station	1400	16	Seymour	Melbourne	via Broadmeadows	3	-	-
	Essendon Railway Station	1400	16	Melbourne	Seymour	via Broadmeadows	-	1	-
Griffith	Essendon Railway Station	1400	16	Griffith	Melbourne	via Shepparton	3	-	-
	Essendon Railway Station	1400	16	Melbourne	Griffith	via Shepparton	-	1	-
BUS SERVICES									
465	McCarron Pde/Buckley St	400	4-5	Essendon Station	Kellor Par	via East Kellor	13	14	3 bus/h
	McCarron Pde/Buckley St	400	4-5	Kellor Par	Essendon Station	via East Kellor	16	9	3 bus/h
467	Beaver St/Alma St	180	1-2	Aberfeldie	Moonee Pond	via Holmes Road	10	9	2 bus/h
	Beaver St/Alma St	180	1-2	Moonee Pond	Aberfeldie	via Holmes Road	10	9	2 bus/h
468	Alma St/Waverley St	450	4	Essendon	Highpoint SC	via Maribyrnong	2	3	1 bus/h
	Alma St/Waverley St	450	4	Highpoint SC	Essendon	via Maribyrnong	2	3	1 bus/h
903	McCarron Pde/Buckley St	400	4-5	Altona	Mordialloc	via Preston	7	8	4 bus/h
	McCarron Pde/Buckley St	400	4-5	Mordialloc	Altona	via Preston	4	7	4 bus/h

In light of the information provided above, it can be concluded that the site has good access to train and bus service facilities with a number of services available in the immediate vicinity of the site. Therefore, this site is well located to access public transport services.

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PROPOSED DEVELOPMENT

The proposed development seeks to operate a kindergarten, located on church property with the expected number of children onsite at any one time – 55. The maximum number of regular staff present on the premises will be up to 6. There is one car parking space provided onsite. It is assumed that the peak times for drop off and pick up will be as follows:

- L Drop - off – 9:00 - 9:15am; 9:45 – 10:00am,
- L Pick - up – 12:45 – 1:00pm; 2:00 – 2:15pm.

NUMBER OF CAR PARKING SPACES REQUIRED FOR THE DEVELOPMENT

As per the 'Moonee Valley Planning Scheme' document, the proposed land use is categorised under "Child care centre". The parking requirement for such land use is given of a rate of 0.22 to each child. Given 55 children onsite (at any one time), this equates to 13 (rounded up) car parking spaces for the proposed development.

On site, car park has been proposed to accommodate 1 car. It is acknowledged that the parking provision falls short by 12 car space with respect to the 'Moonee Valley Planning Scheme'. Consequently, the requirement will have to be met by the existing on - street spare parking capacity.

CAR PARKING DEMAND SURVEY

As a part of this study, a parking utilization surveys were undertaken during morning and afternoon periods on:

- L Monday 29th February (8:30am – 10:30am; 12:30pm- 2:30pm),
- L Wednesday 2nd March (8:30am – 10:30am; 12:30pm- 2:30pm).

The survey area considered all the on - street parking spaces available within approximately 250m radius of the proposed site (generally considered as the walking distance to the site). The survey area was carefully chosen in order to represent the areas where the parents/ caregivers are most likely to park their vehicles. The survey area map and the full results of this survey are presented in Appendix A, Band C. The following sections summarize and discuss these results.

Table 2: Compilation of survey results (on – street public parking)

Date	Supply	Demand					
		8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
Monday 29 th February	272	69	72	68	72	67	71
		25%	26%	25%	26%	25%	26%
Wednesday 2 nd March	272	72	70	71	67	65	58
		26%	26%	26%	25%	24%	21%

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Generally, the survey indicates that occupancy is in between 21 - 26%. Consequently, the parents/ caregivers can utilize these unoccupied parking spaces.

From the car parking demand figures gathered from the survey, it is clear that the on - street parking supply can conveniently accommodate the parking demand of 12 car spaces as calculated in the previous sections.

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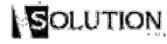


CONCLUSIONS

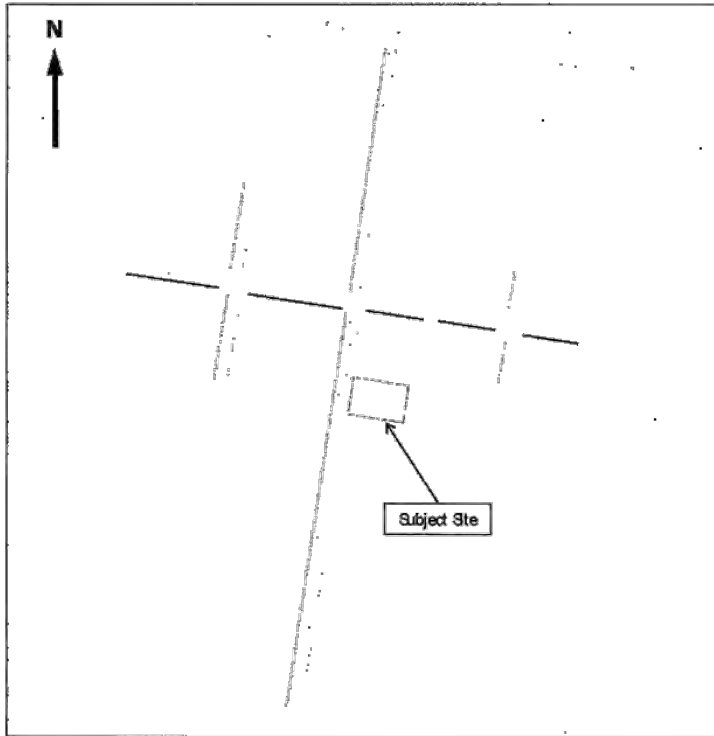
Based on the assessment presented in this report, it is considered that:

- L In light of the provided information, it can be concluded that the site has good access to train and bus service facilities with a number of services available in the immediate vicinity of the site.
- L As per the Table 1 of the Clause '52.06 of Moonee Valley Planning Scheme', the proposed development should provide 13 on-site car spaces to accommodate the parents/caregivers vehicles. Therefore, it is acknowledged that the on-site parking provision falls short by 12 car space.
- L The parking survey results indicated that there is sufficient public on – street parking spaces within 250m radius of the proposed site, therefore the parents/ caregivers can easily utilize these spaces.

In conclusion, this study indicates that the proposed Kindergarten development is not envisaged to have adverse impacts on the surrounding traffic conditions and public parking provided, and the parking requirements of parents/ caregivers can conveniently be accommodated by the on - street public parking inventory available in the vicinity of the site.



**Appendix A – Parking Inventory and Demand Survey, On-Street Public Parking
– Survey Area**



Legend:

--- northbound
— southbound
— westbound
— eastbound

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Appendix B – On-Street Public Parking, Inventory and Demand, Monday 29th February (8:30am – 10:30am; 12:30pm-2:30pm),

Location				Parking	Demand						
Street	Between		Side	Restriction	Supply	8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
St Kinnord St	Park Cres	- Alma St	N	no restriction	39	12	10	9	11	11	12
	Alma St	- Park Cres	S	no restriction	42	9	11	14	16	14	15
	Alma St	- Buckley St	N	no restriction	25	12	13	11	10	11	9
	Buckley St	- Alma St	S	no restriction	23	7	8	6	10	8	9
Alma St	Combermere St	- 50m eastbound	W	no restriction	4	1	-	-	-	-	1
	Combermere St	- St Kinnord St	W	no restriction	14	2	2	3	1	2	2
	St Kinnord St	- Beaver St	W	no restriction	9	1	1	1	2	2	1
	Beaver St	- Aberdeen St	W	no restriction	10	2	2	3	2	1	1
	Aberdeen St	- Beaver St	E	no restriction	9	1	1	1	-	-	1
	Beaver St	- St Kinnord St	E	no restriction	9	1	1	1	1	2	2
	St Kinnord St	- Combermere St	E	no restriction	12	2	2	2	3	3	2
	Combermere St	- 50m eastbound	E	no restriction	4	1	1	-	-	-	-
Combermere St	50m southbound	- Alma St	N	no restriction	6	3	3	4	2	2	2
	Alma St	- 50m northbound	N	no restriction	5	1	1	1	1	2	2
	50m southbound	- Alma St	S	no restriction	6	1	1	1	1	-	-
	Alma St	- 50m northbound	S	no restriction	5	-	-	-	1	1	2
Beaver St	100m southbound	- Alma St	N	no restriction	13	2	3	3	3	1	2
	Alma St	- 100m northbound	N	no restriction	10	4	4	2	3	3	2
	100m southbound	- Alma St	S	no restriction	13	4	5	4	4	2	3
	Alma St	- 100m northbound	S	no restriction	14	3	3	2	1	2	3
E- eastbound, N – northbound, S – southbound, W - westbound					272	69	72	68	72	67	71
						25%	26%	25%	26%	25%	26%



Appendix C – On-Street Public Parking, Inventory and Demand, Wednesday 2nd March (8:30am – 10:30am; 12:30pm-2:30pm),

Location				Parking	Demand						
Street	Between		Side	Restriction	Supply	8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
St Kinnord St	Park Cres	- Alma St	N	no restriction	39	10	11	11	10	9	8
	Alma St	- Park Cres	S	no restriction	42	6	5	6	5	5	5
	Alma St	- Buckley St	N	no restriction	25	14	14	13	14	10	10
Alma St	Buckley St	- Alma St	S	no restriction	23	5	6	7	8	8	8
	Combermere St	- 50m eastbound	W	no restriction	4	1	1	1	1	-	2
	Combermere St	- St Kinnord St	W	no restriction	14	4	3	1	2	3	1
	St Kinnord St	- Beaver St	W	no restriction	9	4	3	3	2	3	3
	Beaver St	- Aberdeen St	W	no restriction	10	3	3	2	1	1	-
Aberdeen St	Beaver St	- Beaver St	E	no restriction	9	2	1	2	-	2	-
	Beaver St	- St Kinnord St	E	no restriction	9	-	-	-	2	2	2
	St Kinnord St	- Combermere St	E	no restriction	12	-	2	3	4	3	1
	Combermere St	- 50m eastbound	E	no restriction	4	2	2	1	1	2	1
	50m southbound	- Alma St	N	no restriction	6	4	4	4	1	2	1
Combermere St	Alma St	- 50m northbound	N	no restriction	5	2	1	2	1	1	1
	50m southbound	- Alma St	S	no restriction	6	-	-	-	1	2	2
	Alma St	- 50m northbound	S	no restriction	5	2	2	1	1	2	2
Beaver St	100m southbound	- Alma St	N	no restriction	13	3	3	3	4	1	3
	Alma St	- 100m northbound	N	no restriction	10	4	4	5	4	5	2
	100m southbound	- Alma St	S	no restriction	13	2	2	2	4	1	3
	Alma St	- 100m northbound	S	no restriction	14	4	3	4	1	3	3
E- eastbound, N – northbound, S – southbound, W – westbound					272	72	70	71	67	65	58
						26%	26%	26%	25%	24%	21%

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ASSESSMENT OF THE PROPOSED AMENDED USE AGAINST CLAUSE 21.05-4 (NON-RESIDENTIAL USES IN RESIDENTIAL ZONES) AND CLAUSE 63.05 (EXISTING USES – SECTION 2 AND 3 USES) OF THE MOONEE PONDS PLANNING SCHEME.

The proposed amended use (kindergarten) has been assessed against Clause 21.05-4 (Non-residential uses in residential zones) of the Moonee Valley Planning Scheme (the Scheme) and, in this regard, the following is noted.

- ☒ While the primary purpose of the area/neighbourhood surrounding the subject site (the site) is to provide land for housing, a range of other compatible uses exist within the surrounding residential context, including schools, business/commercial uses (particularly along Buckley Street to the north), a medical centre, and a cafe, along with other child-care centres, including one at the north end of the street at the southeast corner with Buckley Streets. In addition, it is noted that the kindergarten is associated with the use of the site for purposes relating to a church, also located on the site. The church is utilised for Sunday religious services and funerals. The varied nature of uses in the area surrounding the site is typical of the range of compatible uses which co-exist with residential uses/development in the broader area, indeed within the Moonee Valley Municipality in general.
- ☒ Kindergartens, including minor intensifications of kindergarten uses, are most appropriately located within residential areas to cater for the needs of the local community in a manner that does not impact detrimentally on that community.
- ☒ The subject kindergarten has existed on the site for over 40 years and continues to enhance the vitality, interest and service accessibility of the area. The kinder is utilised mainly by local families living within the Moonee Ponds municipality. The use has always been carried out properly without any detrimental impacts to the amenity of adjoining residents.
- ☒ It is noted that the proposed amendment involves the continued operation of the existing kindergarten on the site however, with an increase in the total number of children attending at one time from 26 to 55 children as a result of the proposed concurrent sessions for the three and four year olds. The Kindergarten currently operates from 8:00am to 4:30pm, Monday to Friday with two separate, back-to-back sessions (one for 3 year old children, another for 4 year old children, except for Mondays when back-to-back 4 year old sessions are held). The current 3 year old group consists generally of a maximum of 22 children and the 4 year old group a maximum of 26

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children resulting in a total of approximately 48 children generally attending one any given day, with the potential for 52 children to attend on any day in keeping with Planning Permit MV/169/2013/A.

- ☒ At any one time, the proposed amended use will accommodate a maximum of fifty-five (55) children, which reflects an increase of 7 children per day in terms of how the kindergarten is currently operating, noting that the existing permit allows for a total of 52 children to use the service in a day under the current two session per day arrangement. In this sense, the proposal is considered a minor amendment to the currently approved arrangement.
- ☒ In terms of other amenity impacts, the following is noted. The proposed amendment is:
- unlikely to result in any significant increased noise impacts as the outdoor area associated with the kindergarten will not be available to all children at once but, rather, the two ages groups (3 and 4 year olds) will use the space separating/at different times;
 - to be carried out on the site of the existing kindergarten which has been located to minimise any likely impacts in terms of the privacy, and general amenity, of surrounding residents.

In terms of potential amenity impacts to surrounding residents, it is noted that an existing laneway located to the immediate east of the site provides a separation to sites/residences located on the opposite/east side of the laneway and fronting Combermere Street. The dwelling to the immediate north is used in association with the Church on the site. A tennis court is located on the site to the immediate south. The Church and associated hall provides a barrier between the kindergarten and St.Kinnord Street to the immediate west.

As detailed in the attached Traffic Impact Statement/Assessment, the site and surrounding area are well-served by public transport which helps to reduce car parking demand associated with the kindergarten and an appropriate, well-established road network that allows for ease of arrival and departure from the surrounding on-street car parking spaces.

The proposed amended use has also been assessed against Clause 63.05 (Existing Uses – Section 2 and 3 Uses) of the Scheme and, in this regard, the following is noted.

- ☒ The existing use of the site (and the proposed amendment) is a Section 2 (Permit required) use under Clause 32.08 (General Residential Zone) of the Scheme. In this regard, 'Kindergarten' uses are included under 'Child-care centre' uses within the nesting diagrams contained in

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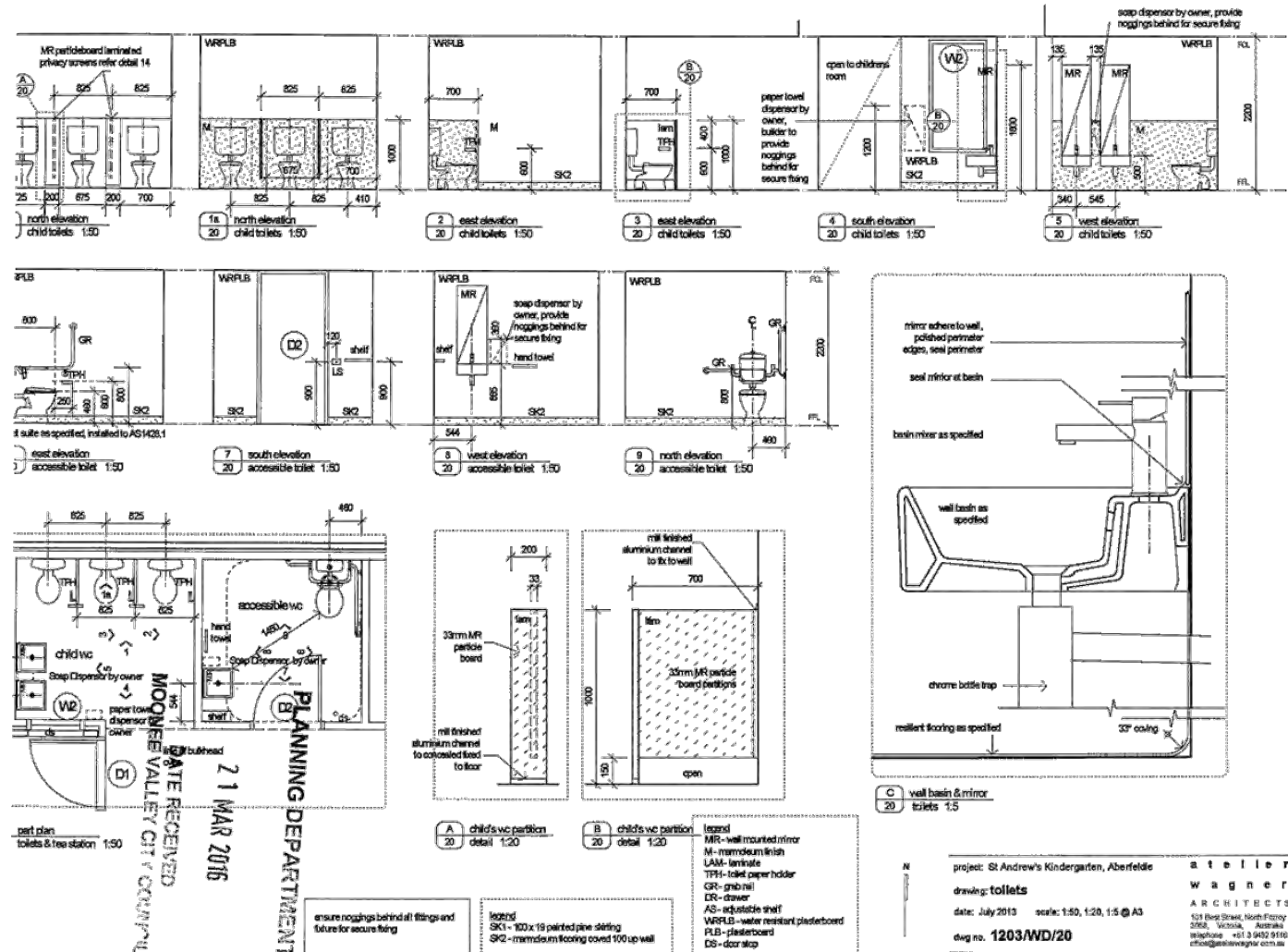
Clause 75 (Nesting diagrams) of the Scheme.

- ☒ The existing use status of the kindergarten was accepted with the approval under Planning Permit MV/169/2013/A of the 'Construction of a single-storey addition to be used in association with an existing kindergarten' and, specifically, the issuing of Certificate of Compliance (CC/032/2013), which acknowledges the kindergarten use as "*currently being conducted lawfully on the land*" (*Please see attached Council letter referring to established existing use rights*).
- ☒ The proposed amendment does not involve buildings or works.
- ☒ The above response to Clause 21.05-4 (Non-residential uses in residential zones) outlines the manner in which the proposed use will not impact detrimentally the amenity of the area yet, contribute to its vitality in a manner sensitive to the local context.
- ☒ The proposal should be considered a *reconfiguration* of an already approved use with a minor intensification in terms of the total number of children visiting the site per day and at one time.
- ☒ The proposed amended use involves predominately a modification to the extent of activities on the site and only a minor intensification of the use in terms of the total number of children visiting the kindergarten in a day.
- ☒ The kindergarten will essentially continue to operate as an existing use on the site with *improvements* to the operation which will help to reduce any likely amenity impacts to surrounding residents.

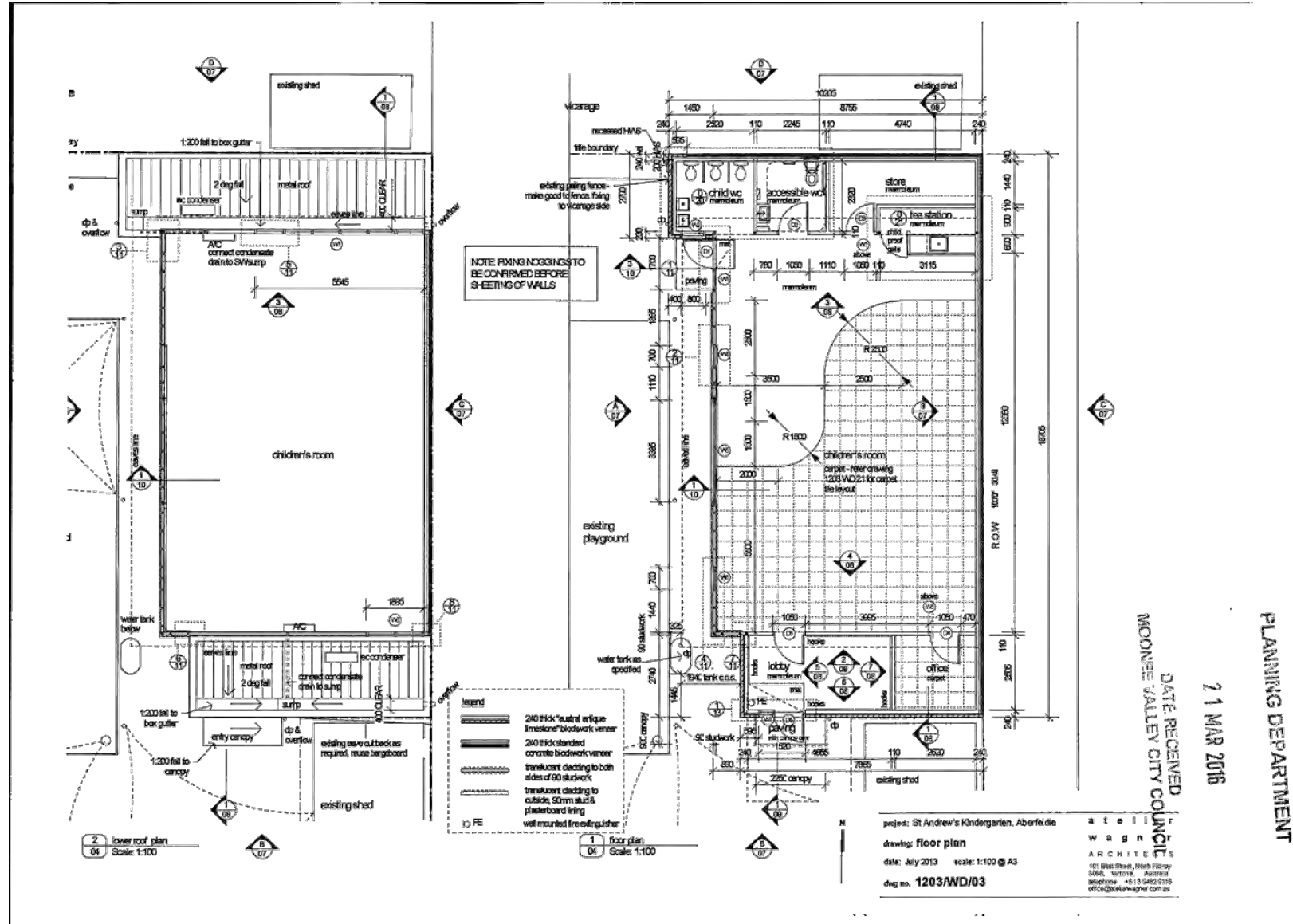
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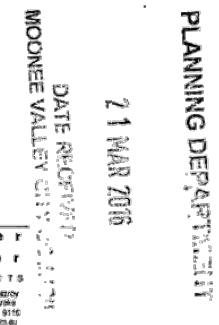
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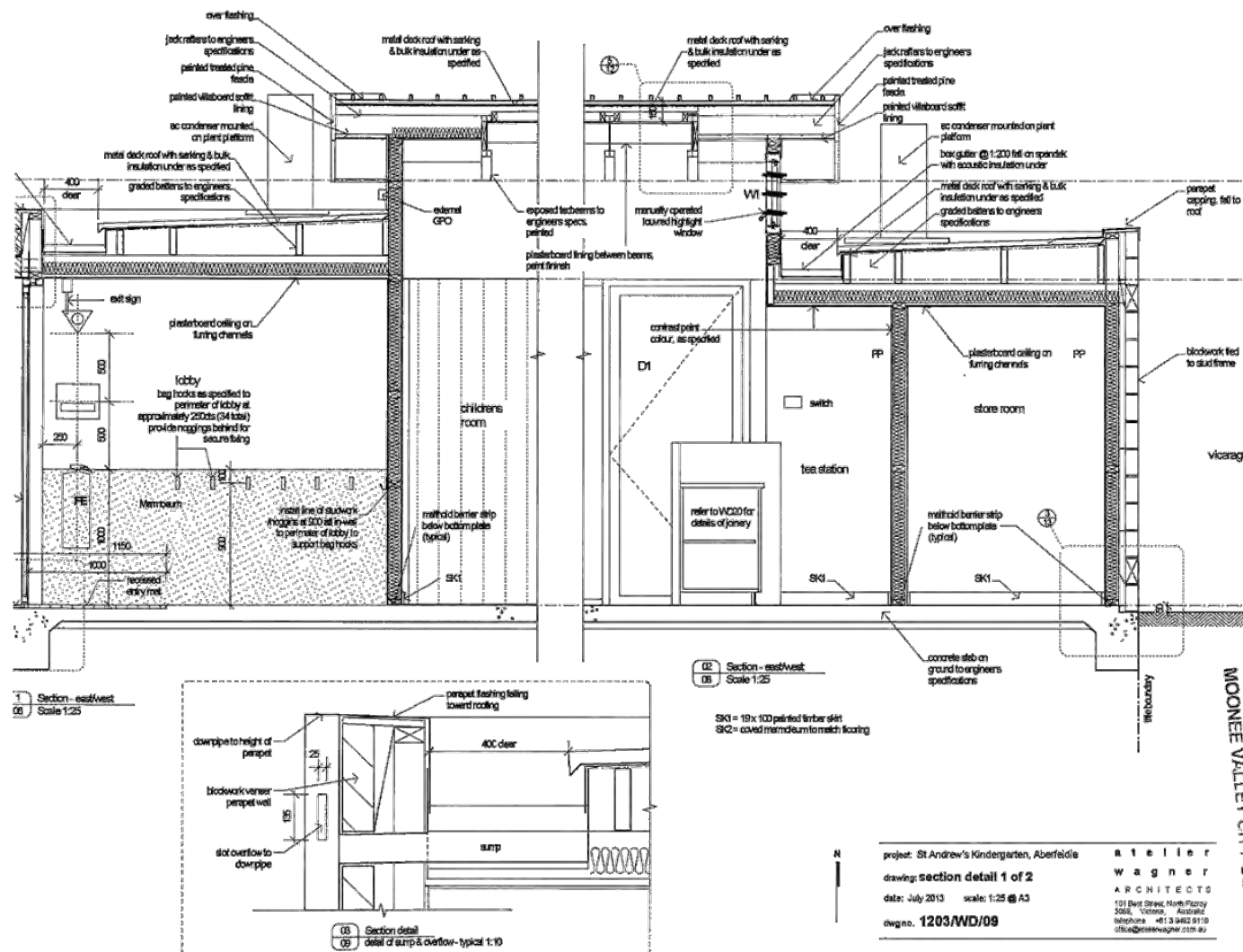
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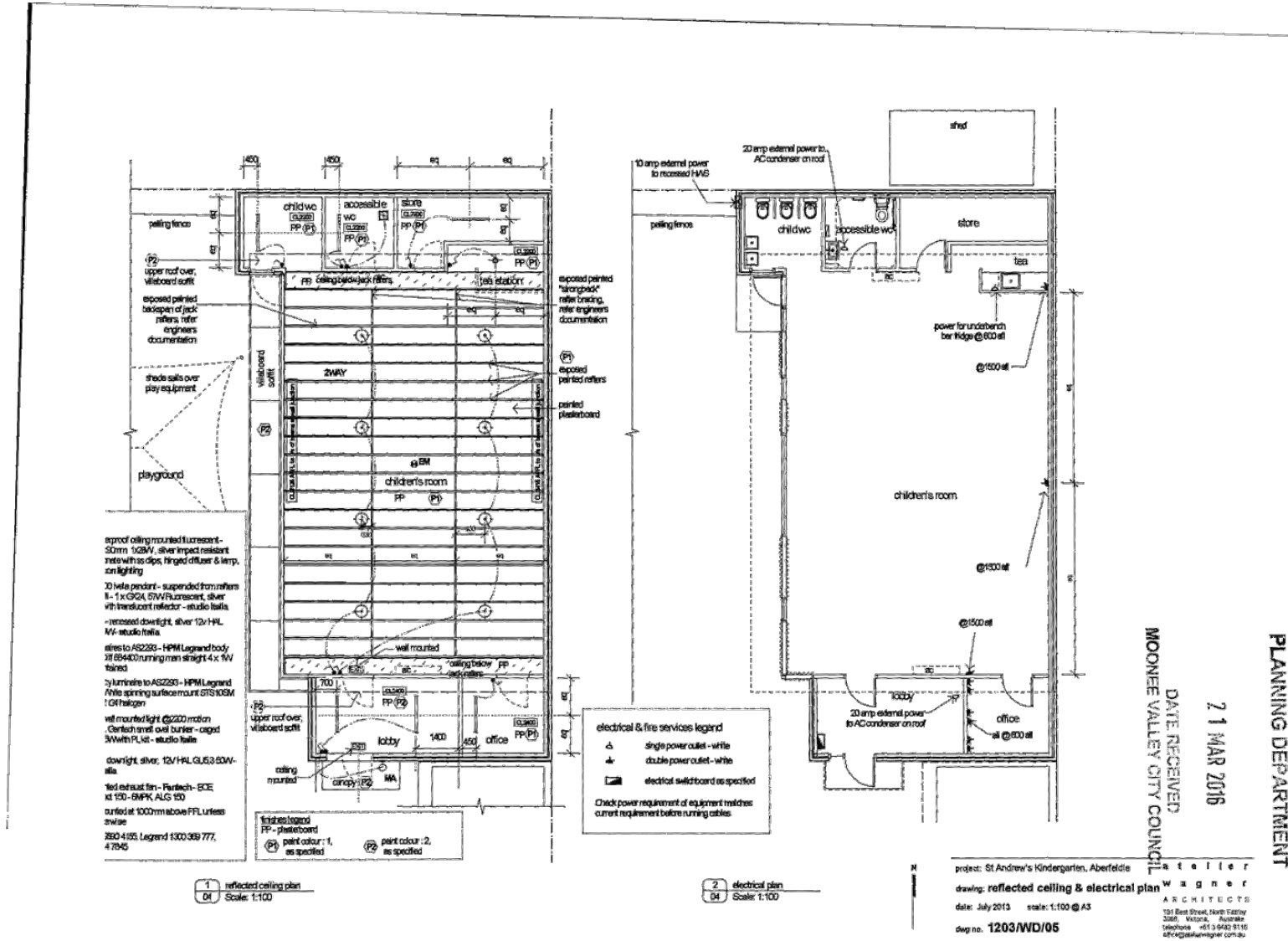


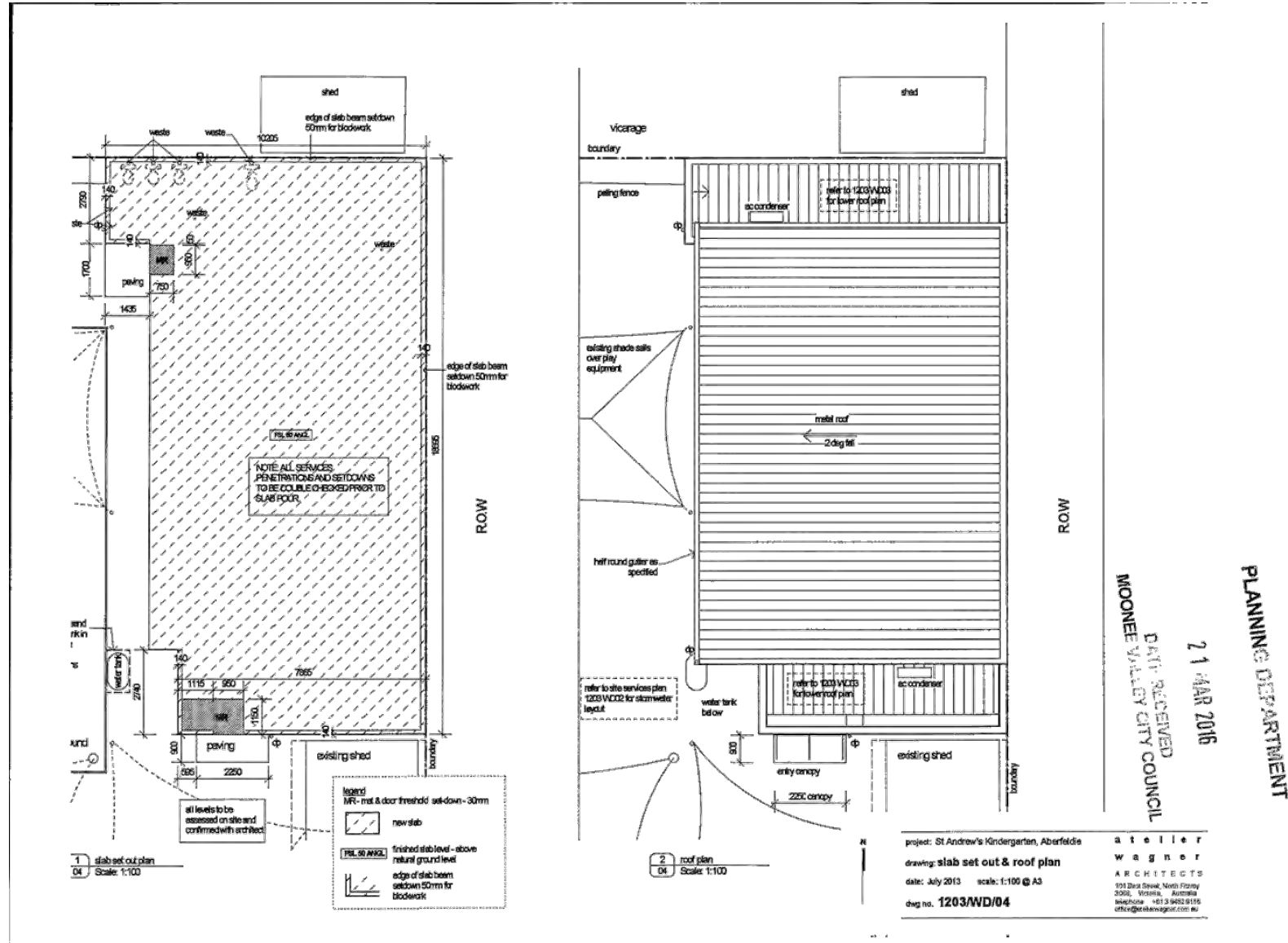


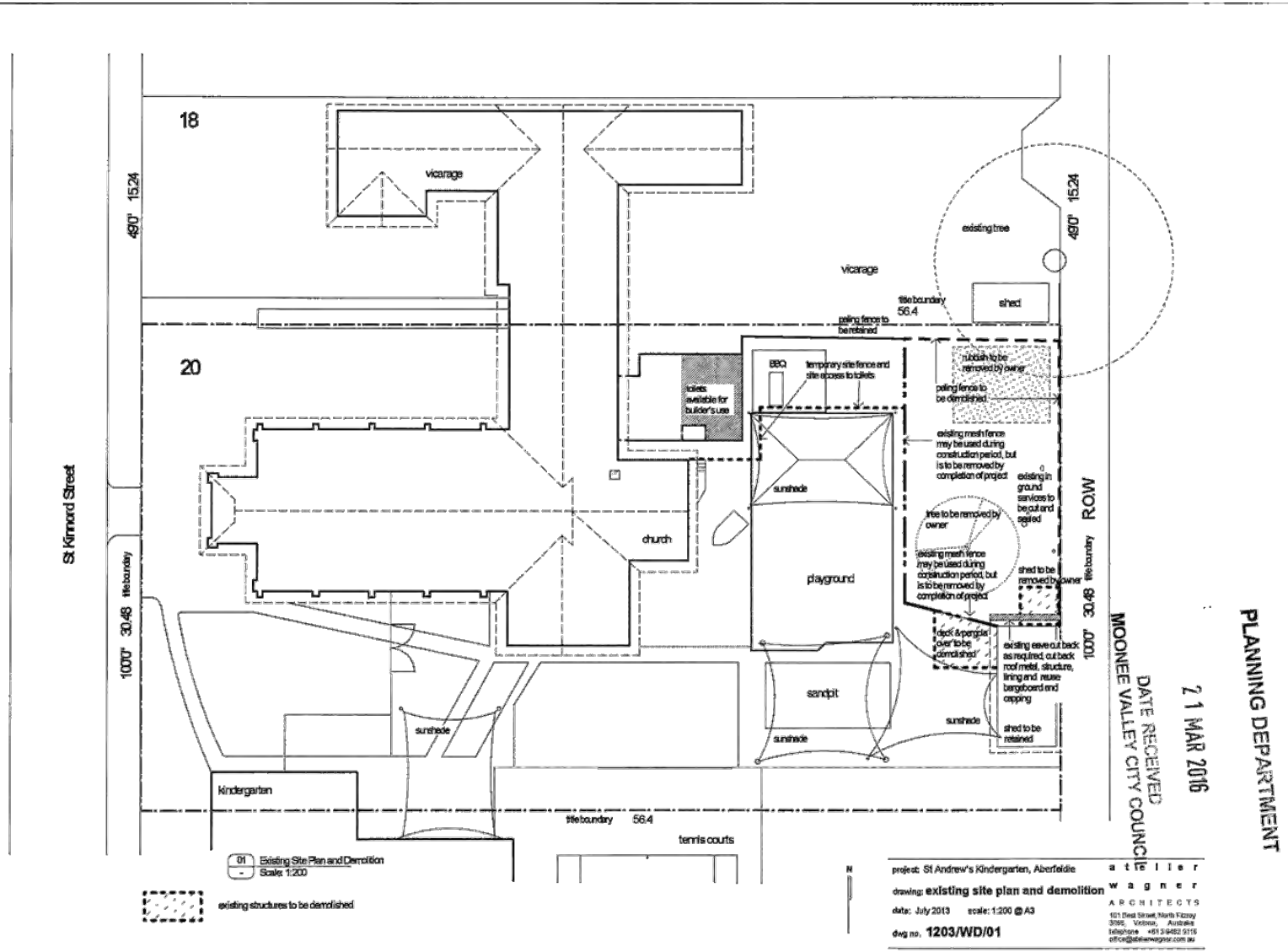


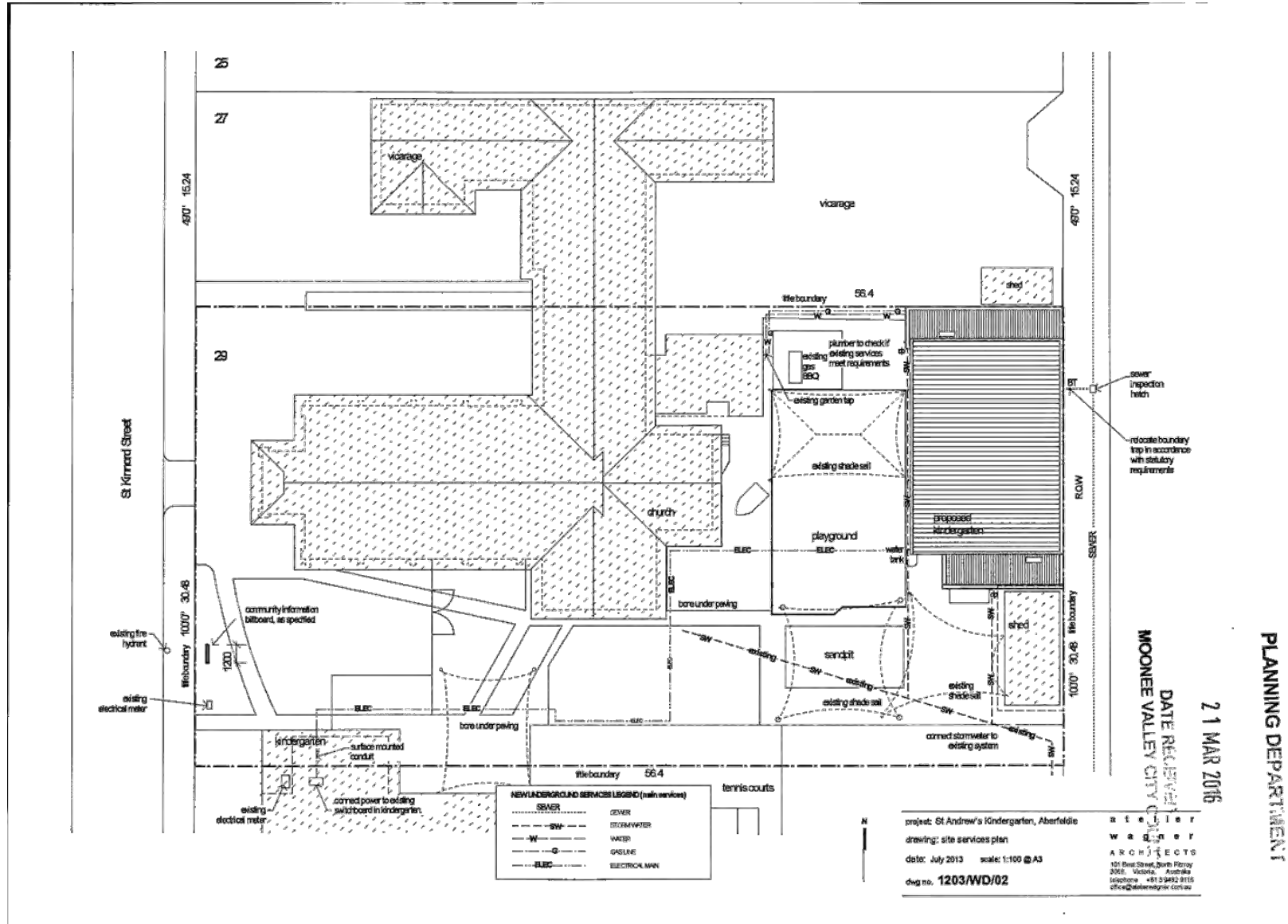
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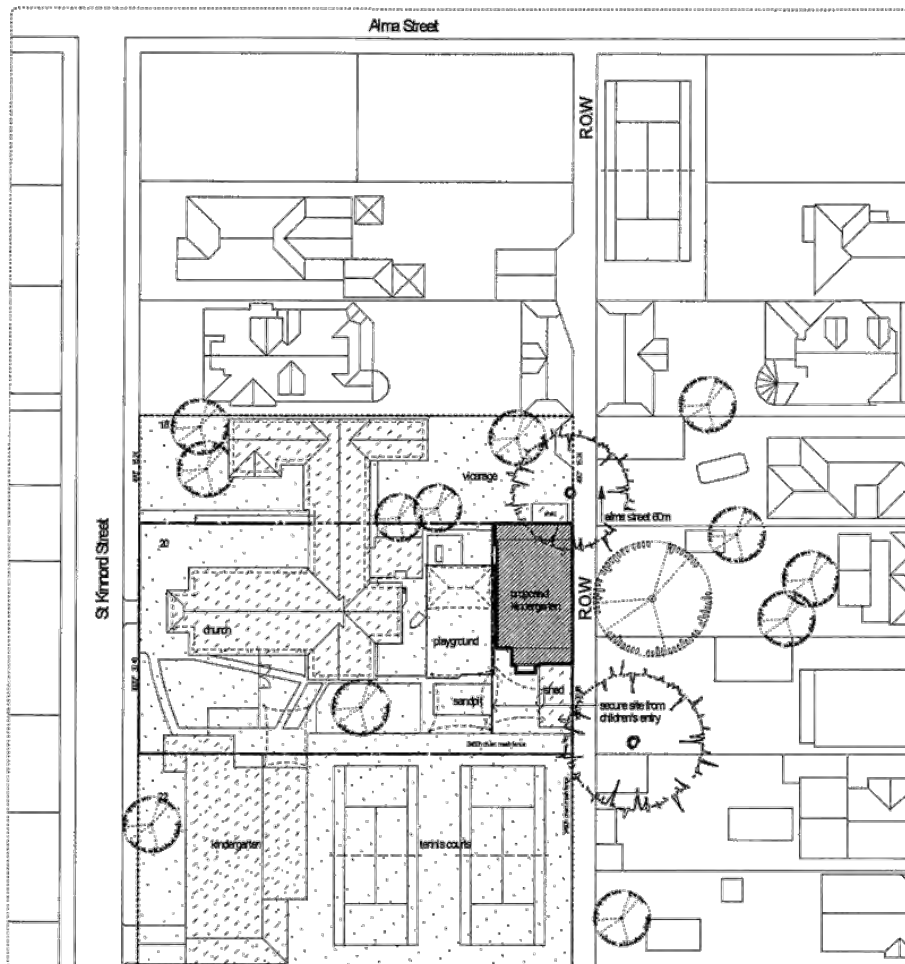
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01 Scale 1:500
- Location Plan

dwg no. 1203/WD/00

proposed kindergarten to St Andrew's Anglican Church, Aberfeldie

construction drawings

July 2013

drawing register

Architectural Drawings: Atelier Wagner
1203/VD/00 location plan & drawing register

1203/VD/01 existing site plan and demolition
1203/VD/02 site services plan

1203/VD/03 floor plan
1203/VD/04 slab set out & roof plan
1203/VD/05 reflected ceiling & electrical plan

1203/VD/07 elevations
1203/VD/08 sections
1203/VD/09 section details 1 of 2
1203/VD/10 section details 2 of 2
1203/VD/11 construction details 1 of 3
1203/VD/12 construction details 2 of 3
1203/VD/13 construction details 3 of 3

1203/VD/15 window & door schedule

1203/VD/20 toilets
1203/VD/21 toilet station

1203/VD/22 carpet layout

Structural Drawings: BHS Consulting Engineers

S01 general notes - sheet 1
S02 general notes - sheet 2
S03 general notes - sheet 3
S04 slab on ground plan
S05 slab on ground typical details
S06 slab on ground sections
S10 roof framing plan
S11 roof and wall framing standard details
- sheet 1
S12 roof and wall framing standard details
- sheet 2
S13 roof and wall framing sections & details
- sheet 1
S14 roof and wall framing sections & details
- sheet 2

Land survey: Kearney & Tyrrell Surveying
14449 Plan of Survey

church property
existing church buildings
proposed works

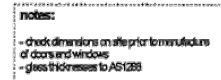
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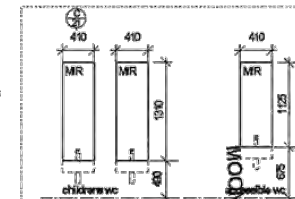
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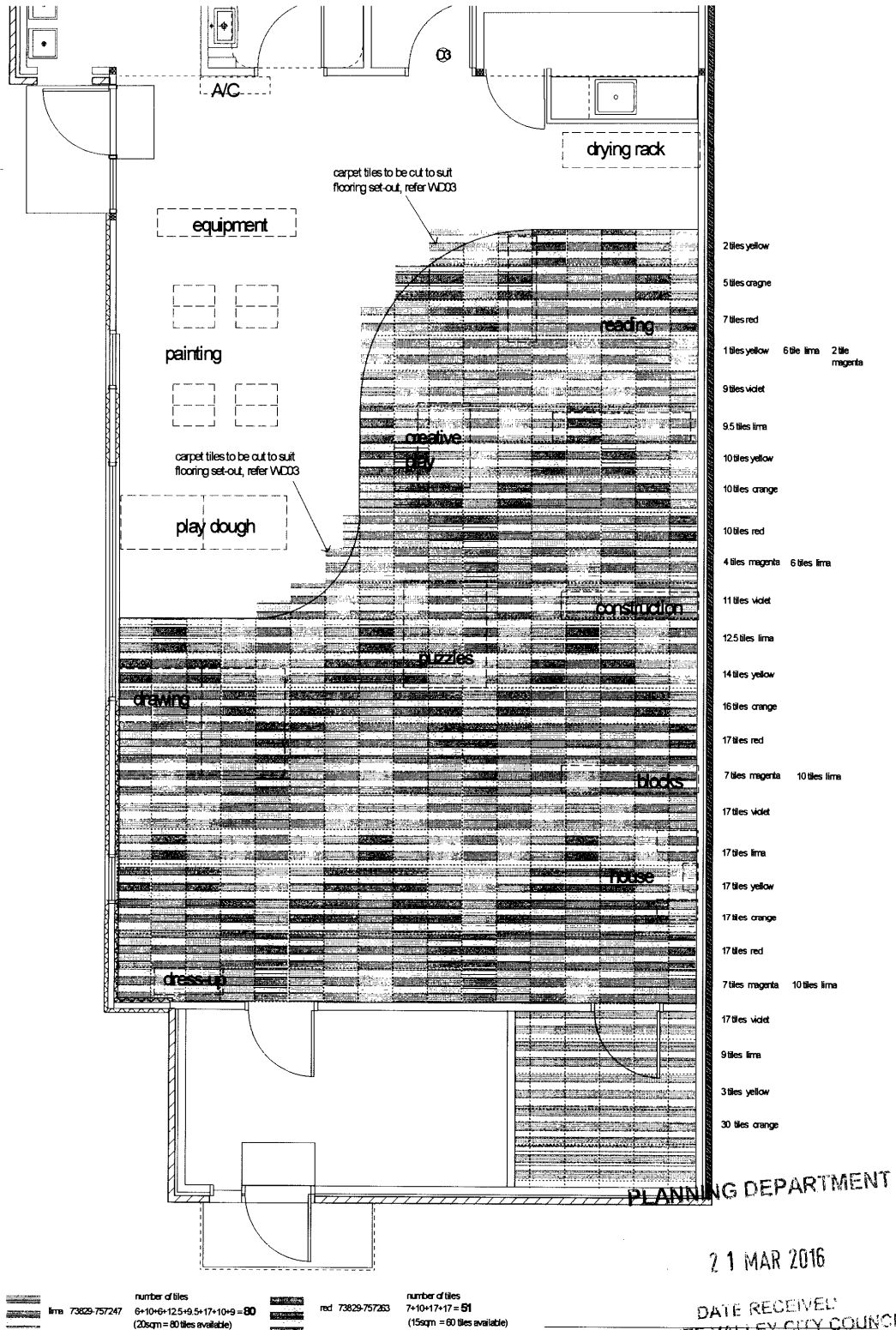
4 colour: black
5 colour: black
6 self pole operated knives: O Ring Handle type A13 with telescopic snap rod

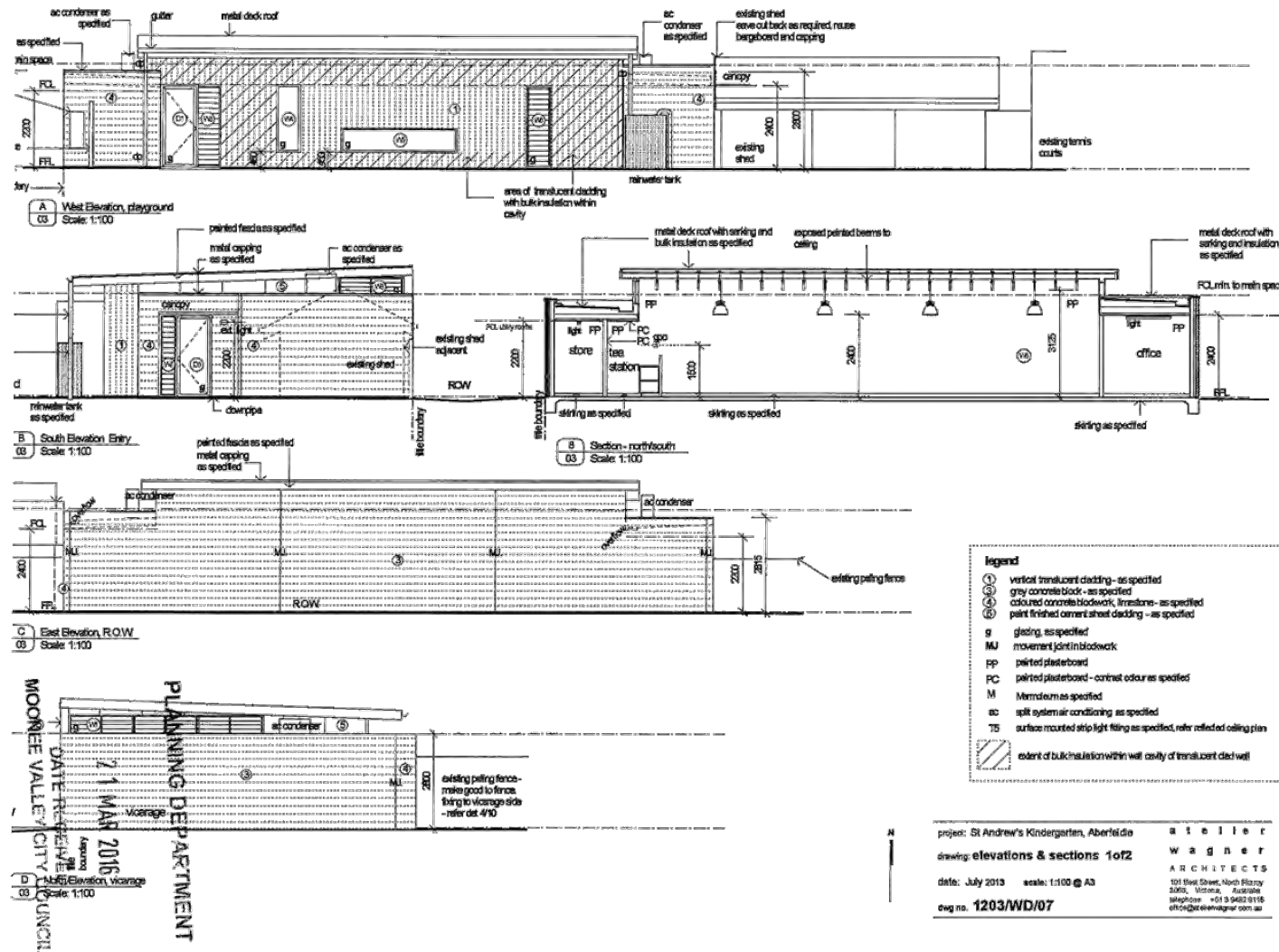


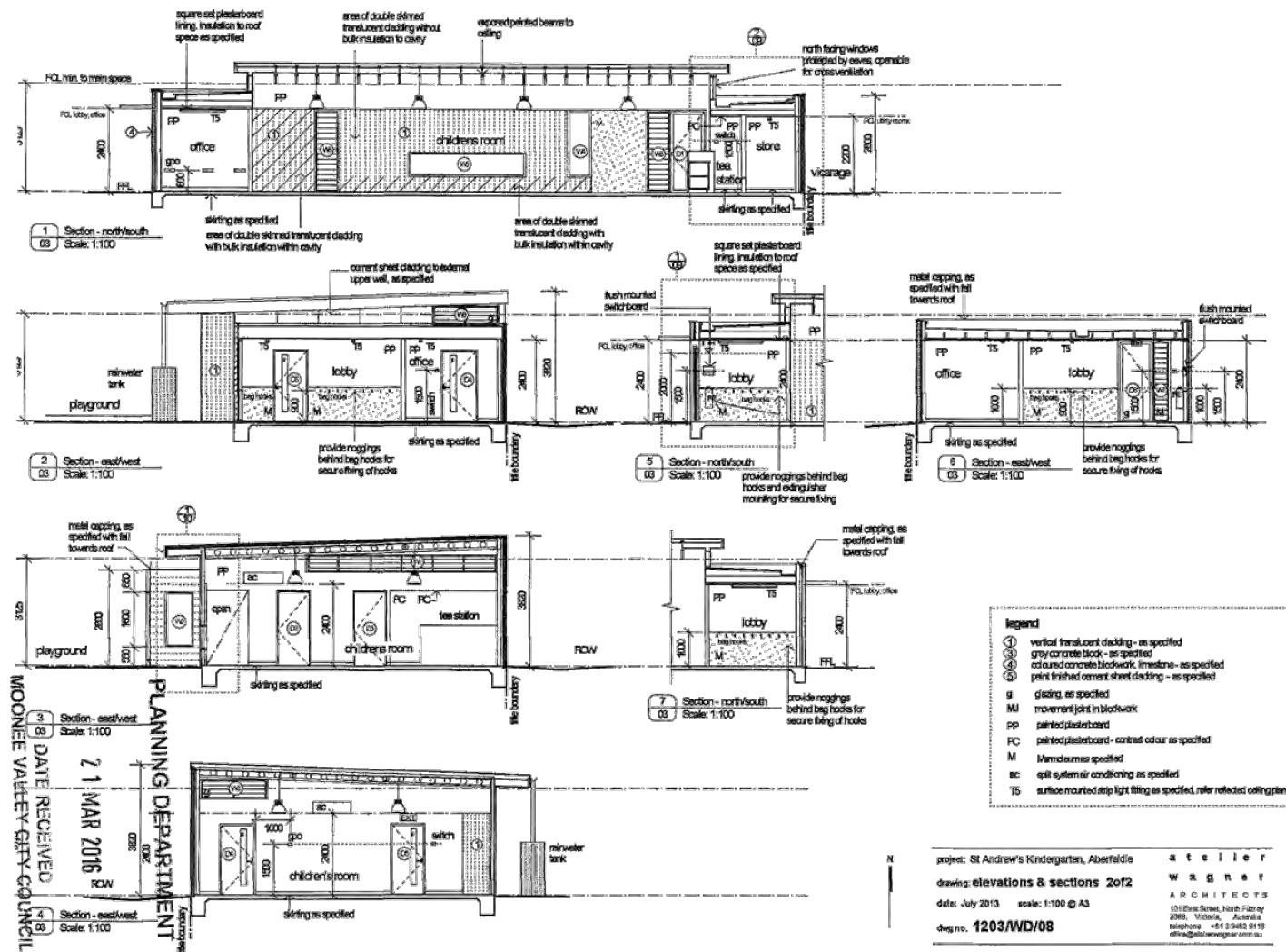
bedroom mirrors	
- silver backed clear mirror laminated to water resistant plasterboard substrate	
- thickness to AS1288	
- Polish all edges and seal perimeter	
- couk against hand beams	

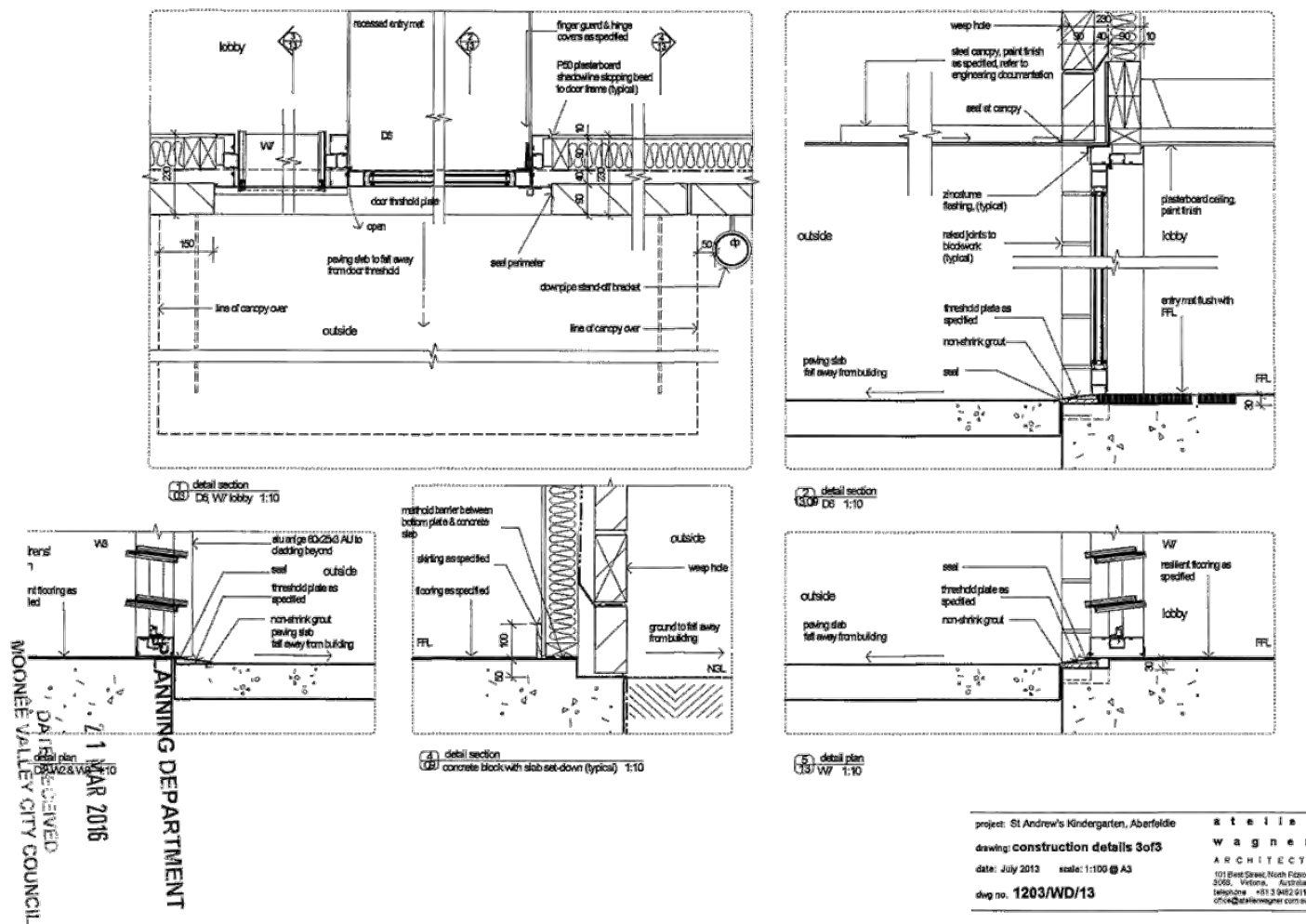
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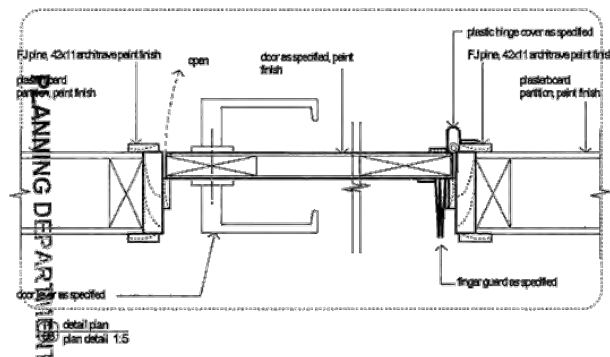
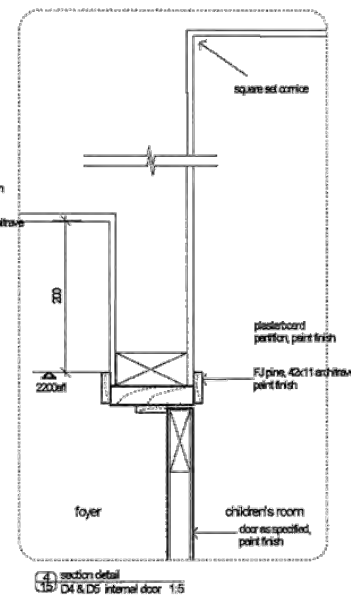
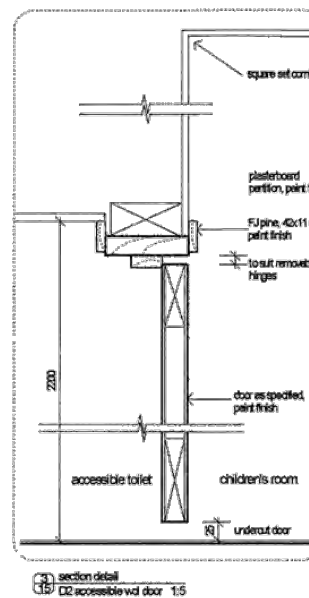
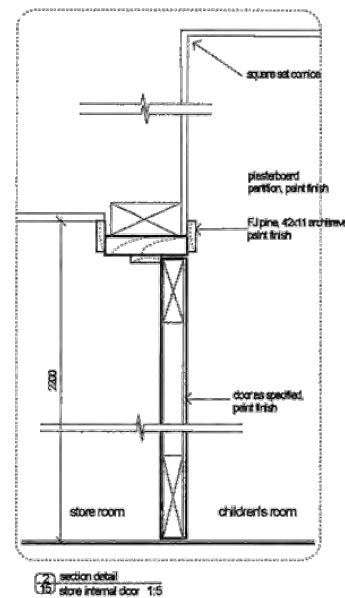
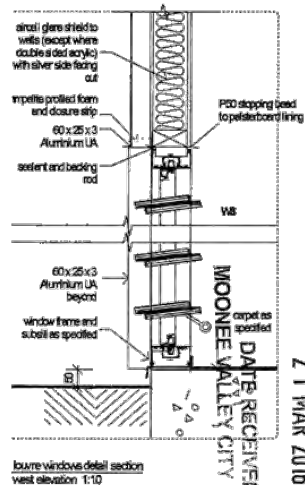
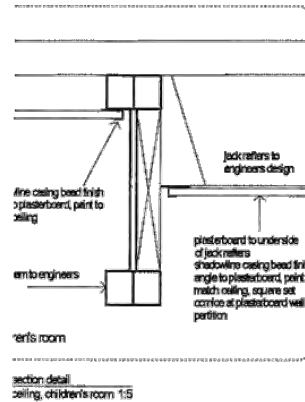








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project: St Andrew's Kindergarten, Aberfeldie
drawing: Construction details 2 of 3
date: July 2013 scale: 1:100 @ A3
dwg no. 1203/WD/12

preliminary

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20 APR 2016

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St. Andrew's Anglican Kindergarten Inc.
29 St. Kinnord St, Essendon, 3040 Ph/Fax: 9337 4050
Email: st.andrews.aberfeldie.kin@kindergarten.vic.gov.au
Inc. Reg. No. A12873A

Justin Scriha
Town Planner
Moonee Valley City Council

20 April 2016

Dear Justin,

Moonee Valley Planning Scheme Application No: MV/169/2013/A

Location 29-35 St Kinnord St Aberfeldie

Proposal Construction of a single story addition to be used in association with an existing kindergarten - amendment to increase child numbers and subsequent reduction in car parking requirements

As per your request for additional information, dated 30/03/16, please find enclosed:

- A proposed kindergarten timetable. Please note that as discussed with you, this may vary slightly dependent on numbers enrolled in the kindergarten.
- An updated parking demand report to cover the time up until 4.30 pm
- An overall site plan, with the existing car parking space marked on it

If you require any further information, please do not hesitate to contact me.

Kind regards,

Kath Nunan
Vice- Chair, St Andrew's Anglican Kindergarten Committee Of Management



Tel: 03 5215 1080
www.solution1traffic.com.au
info@solution1traffic.com.au
ABN 18 162 361 042

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PARKING DEMAND REPORT

29-35 ST KINNORD ST, ABERFELDIE VIC 3040

Proposed Development - Kindergarten

Prepared for:	BPA Childrens Services
Date Prepared:	April 2016
Revision:	1.2
City of Moonee Valley Development Application #:	TBA



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INTRODUCTION

Solution1 Traffic Engineers were engaged by BPA Childrens Services to prepare a parking demand report for the proposed development- Kindergarten at 29-35 St Kinnord St, Aberfeldie VIC 3040. This report will assess the implications of the proposed modification on existing traffic, parking and transport conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- public transport service accessibility at the site;
- a car parking inventory and demand survey to determine the impacts of the proposed modification on the on street public parking spaces provided within the vicinity.

During the course of preparing this assessment, the subject site and its environment have been inspected, and all relevant traffic and parking data collected and analysed.

BACKGROUND AND EXISTING CONDITIONS

The subject site is located at 29-35 St Kinnord St, Aberfeldie VIC 3040 with frontage to St Kinnord Street. The area in the vicinity of the subject site is in general of residential nature. The subject site is occupied by a church situated at the centre of the property and one-storey building located at the rear of the property.

The road cross-section at the site includes one traffic lane in each direction and parallel parking on both sides. The subject site is located in a medium pedestrian activity zone where 50km/h is permanently posted.

The 'Moonee Valley Planning Scheme' identifies the subject site within the General Residential Zone - R1Z.

Figure 1: presents an aerial photograph of the subject site

Figure 2: shows the site from a street map perspective

Figure 3: shows photographs of the proposed site as seen from St Kinnord Street

Figure 4: presents a photo of Alma St and St Kinnord St intersection

Figure 5: presents a photo of St Kinnord Street

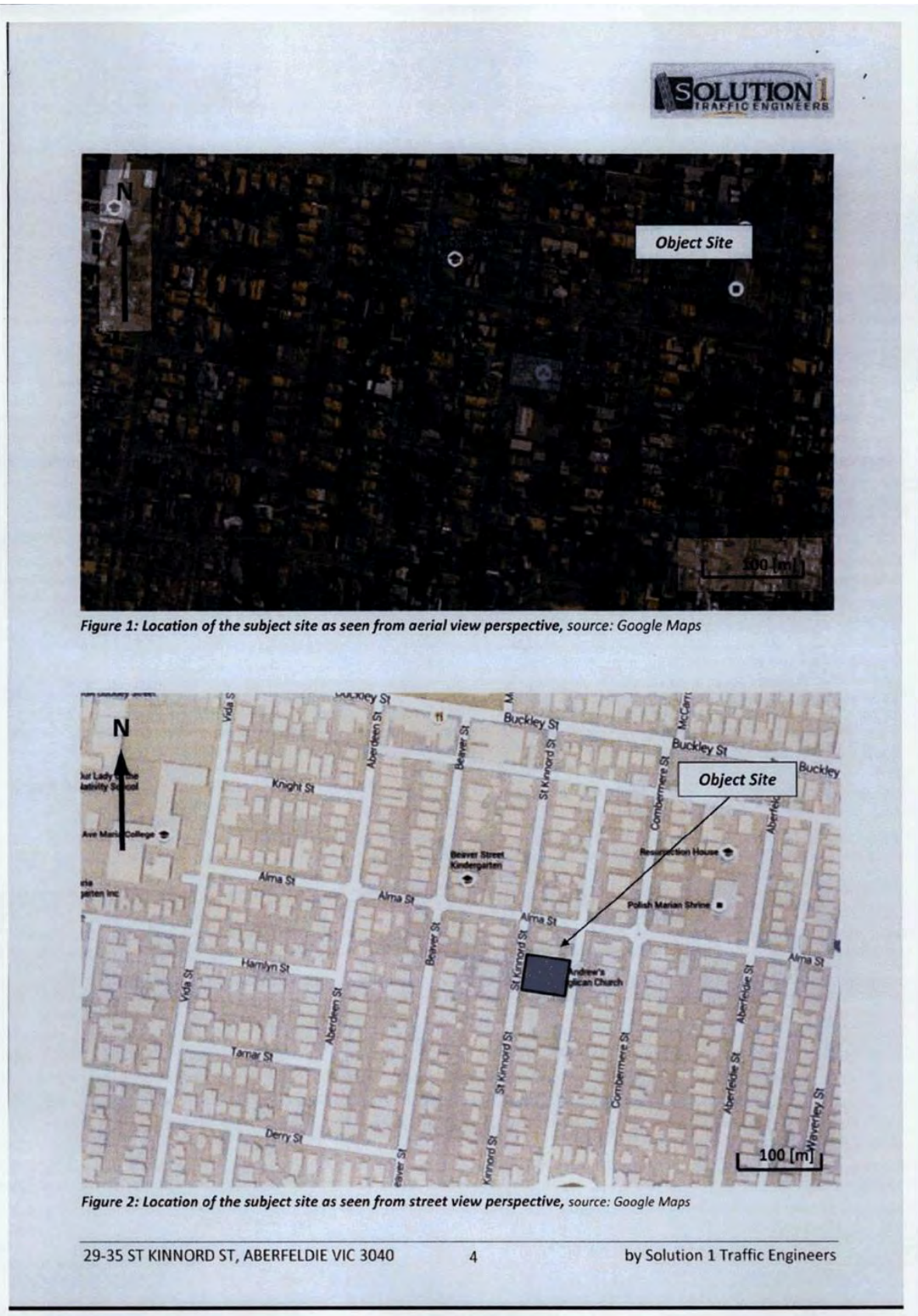




Figure 3: Photograph of the proposed site as seen from St Kinnord St, source: Google Maps



Figure 4: Photograph of Alma St and St Kinnord St intersection, source: Google Maps

29-35 ST KINNORD ST, ABERFELDIE VIC 3040

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by Solution 1 Traffic Engineers



Figure 5: Photograph of St Kinnord St, source: Google Maps



PUBLIC TRANSPORT

The subject site is located in an area that has good access to public transport facilities with a number of bus and train services located within walking distance of the site. The following section summarises the aforementioned services available in the area surrounding the site. **Figure 6** illustrates, in a map, the public transport services available within the subject area and **Table 1** outlines the service descriptions.

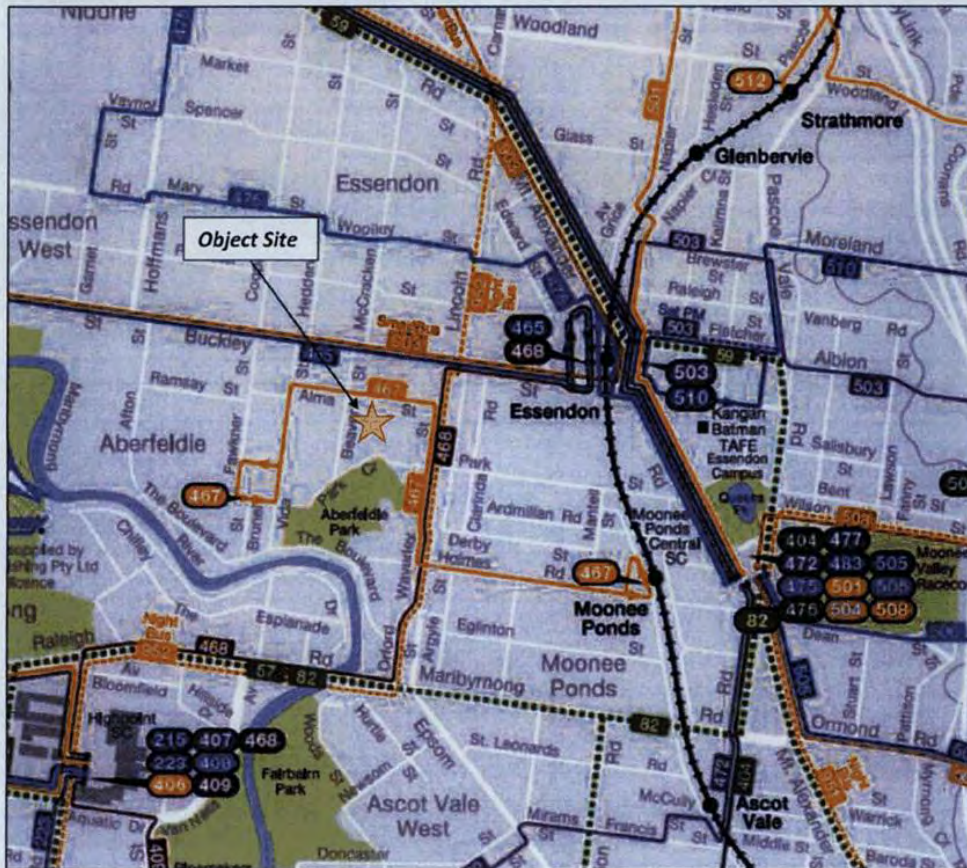


Figure 6: Public Transport Services available in the vicinity of the subject site, source: <https://ptv.vic.gov.au>



Table 1: Public Transport – Train and Bus Service Details

Service	Location	Distance from subject site [m]	Walking Time [min]	Origin	Destination	Route Description	Number of Service		
							AM Peak (7-9 am)	PM Peak (4-6 pm)	Off peak
TRAIN SERVICES									
Craigieburn Line	Essendon Railway Station	1400	16	Craigieburn	City	via Flemington	17	8	3 trains/h
	Essendon Railway Station	1400	16	City	Craigieburn	via Flemington	12	16	3trains/h
Albury - Melbourne	Essendon Railway Station	1400	16	Albury	Melbourne	via Seymour	2	-	-
	Essendon Railway Station	1400	16	Melbourne	Albury	via Seymour	-	1	-
Seymour - Melbourne	Essendon Railway Station	1400	16	Seymour	Melbourne	via Broadmeadows	3	-	-
	Essendon Railway Station	1400	16	Melbourne	Seymour	via Broadmeadows	-	1	-
Griffith - Melbourne	Essendon Railway Station	1400	16	Griffith	Melbourne	via Shepparton	3	-	-
	Essendon Railway Station	1400	16	Melbourne	Griffith	via Shepparton	-	1	-
BUS SERVICES									
465	McCarron Pde/Buckley St	400	4-5	Essendon Station	Keilor Par	via East Keilor	13	14	3 bus/h
	McCarron Pde/Buckley St	400	4-5	Keilor Par	Essendon Station	via East Keilor	16	9	3 bus/h
467	Beaver St/Alma St	180	1-2	Aberfeldie	Moonee Pond	via Holmes Road	10	9	2 bus/h
	Beaver St/Alma St	180	1-2	Moonee Pond	Aberfeldie	via Holmes Road	10	9	2 bus/h
468	Alma St/Waverley St	450	4	Essendon	Highpoint SC	via Maribyrnong	2	3	1 bus/h
	Alma St/Waverley St	450	4	Highpoint SC	Essendon	via Maribyrnong	2	3	1 bus/h
903	McCarron Pde/Buckley St	400	4-5	Altona	Mordialloc	via Preston	7	8	4 bus/h
	McCarron Pde/Buckley St	400	4-5	Mordialloc	Altona	via Preston	4	7	4 bus/h

In light of the information provided above, it can be concluded that the site has good access to train and bus service facilities with a number of services available in the immediate vicinity of the site. Therefore, this site is well located to access public transport services.



PROPOSED DEVELOPMENT

The proposed development seeks to operate a kindergarten, located on church property with the expected number of children onsite at any one time – 55. The maximum number of regular staff present on the premises will be up to 6. There is one car parking space provided onsite. It is assumed that the peak times for drop off and pick up will be as follows:

- Drop - off – 9:00 - 9:15am; 9:45 – 10:00am,
- Pick - up – 12:45 – 1:00pm; 2:00 – 2:15pm.

NUMBER OF CAR PARKING SPACES REQUIRED FOR THE DEVELOPMENT

As per the 'Moonee Valley Planning Scheme' document, the proposed land use is categorised under "Child care centre". The parking requirement for such land use is given of a rate of 0.22 to each child. Given 55 children onsite (at any one time), this equates to 13 (rounded up) car parking spaces for the proposed development.

On site, car park has been proposed to accommodate 1 car. It is acknowledged that the parking provision falls short by 12 car space with respect to the 'Moonee Valley Planning Scheme'. Consequently, the requirement will have to be met by the existing on - street spare parking capacity.

CAR PARKING DEMAND SURVEY

As a part of this study, a parking utilization surveys were undertaken during morning and afternoon periods on:

- Monday 29th February (8:30am – 10:30am; 12:30pm- 2:30pm),
- Wednesday 2nd March (8:30am – 10:30am; 12:30pm- 2:30pm);
- Monday 11th April (7:30am – 8:30am; 2:30pm- 5:00pm),

The survey area considered all the on - street parking spaces available within approximately 250m radius of the proposed site (generally considered as the walking distance to the site). The survey area was carefully chosen in order to represent the areas where the parents/ caregivers are most likely to park their vehicles. The survey area map and the full results of this survey are presented in **Appendix: A, B and C**. The following sections summarize and discuss these results.

Table 2: Compilation of survey results (on – street public parking)

Date	Supply	Demand					
Monday 29 th February		8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
	272	89	72	68	72	67	71
		25%	26%	25%	26%	25%	26%
Wednesday 2 nd March		8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
	272	72	70	71	67	65	58
		26%	26%	26%	25%	24%	21%
Monday 11 th April		7:30am	8:30am	2:30pm	3:30pm	4:30pm	5:00pm
	272	94	86	79	82	91	102
		35%	32%	29%	30%	33%	38%



Generally, the survey indicates that occupancy is in between 21 - 38%. Consequently, the parents/ caregivers can utilize these unoccupied parking spaces.

From the car parking demand figures gathered from the survey, it is clear that the on - street parking supply can conveniently accommodate the parking demand of 12 car spaces as calculated in the previous sections.



CONCLUSIONS

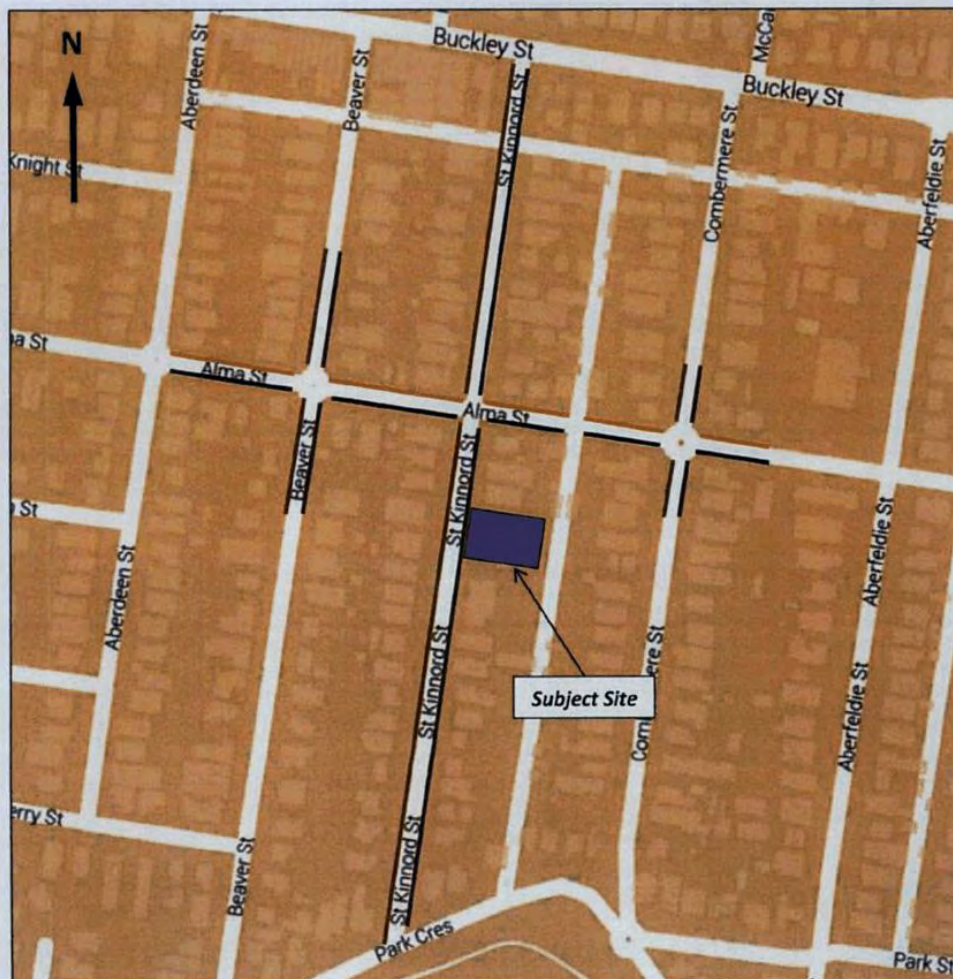
Based on the assessment presented in this report, it is considered that:

- In light of the provided information, it can be concluded that the site has good access to train and bus service facilities with a number of services available in the immediate vicinity of the site.
- As per the Table 1 of the Clause '52.06 of Moonee Valley Planning Scheme', the proposed development should provide 13 on-site car spaces to accommodate the parents/caregivers vehicles. Therefore, it is acknowledged that the on-site parking provision falls short by 12 car space.
- The parking survey results indicated that there is sufficient public on – street parking spaces within 250m radius of the proposed site, therefore the parents/ caregivers can easily utilize these spaces.

In conclusion, this study indicates that the proposed Kindergarten development is not envisaged to have adverse impacts on the surrounding traffic conditions and public parking provided, and the parking requirements of parents/ caregivers can conveniently be accommodated by the on - street public parking inventory available in the vicinity of the site.



**Appendix A – Parking Inventory and Demand Survey, On-Street Public Parking
 – Survey Area**



Legend:

- northbound
- southbound
- westbound
- eastbound

29-35 ST KINNORD ST, ABERFELDIE VIC 3040

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by Solution 1 Traffic Engineers



Appendix B – On-Street Public Parking, Inventory and Demand, Monday 29th February (8:30am – 10:30am; 12:30pm- 2:30pm),

Location			Parking		Demand						
Street	Between		Side	Restriction	Supply	8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
St Kinnord St	Park Cres	~ Alma St	N	no restriction	39	12	10	9	11	11	12
	Alma St	~ Park Cres	S	no restriction	42	9	11	14	16	14	15
	Alma St	~ Buckley St	N	no restriction	25	12	13	11	10	11	9
	Buckley St	~ Alma St	S	no restriction	23	7	8	6	10	8	9
Alma St	Combermere St	~ 50m eastbound	W	no restriction	4	1	-	-	-	-	1
	Combermere St	~ St Kinnord St	W	no restriction	14	2	2	3	1	2	2
	St Kinnord St	~ Beaver St	W	no restriction	9	1	1	1	2	2	1
	Beaver St	~ Aberdeen St	W	no restriction	10	2	2	3	2	1	1
	Aberdeen St	~ Beaver St	E	no restriction	9	1	1	1	-	-	1
	Beaver St	~ St Kinnord St	E	no restriction	9	1	1	1	1	2	2
	St Kinnord St	~ Combermere St	E	no restriction	12	2	2	2	3	3	2
	Combermere St	~ 50m eastbound	E	no restriction	4	1	1	-	-	-	-
Combermere St	50m southbound	~ Alma St	N	no restriction	6	3	3	4	2	2	2
	Alma St	~ 50m northbound	N	no restriction	5	1	1	1	1	2	2
	50m southbound	~ Alma St	S	no restriction	6	1	1	1	1	-	-
	Alma St	~ 50m northbound	S	no restriction	5	-	-	-	1	1	2
Beaver St	100m southbound	~ Alma St	N	no restriction	13	2	3	3	3	1	2
	Alma St	~ 100m northbound	N	no restriction	10	4	4	2	3	3	2
	100m southbound	~ Alma St	S	no restriction	13	4	5	4	4	2	3
	Alma St	~ 100m northbound	S	no restriction	14	3	3	2	1	2	3
E- eastbound, N – northbound, S – southbound, W - westbound					272	69	72	68	72	67	71
						25%	26%	25%	26%	25%	26%



Appendix C – On-Street Public Parking, Inventory and Demand, Wednesday 2nd March (8:30am – 10:30am; 12:30pm- 2:30pm)

Location				Parking	Demand						
Street	Between		Side	Restriction	Supply	8:30am	9:30am	10:30am	12:30pm	1:30pm	2:30pm
St Kinnord St	Park Cres	- Alma St	N	no restriction	39	10	11	11	10	9	8
	Alma St	- Park Cres	S	no restriction	42	6	5	6	5	5	5
	Alma St	- Buckley St	N	no restriction	25	14	14	13	14	10	10
	Buckley St	- Alma St	S	no restriction	23	5	6	7	8	8	8
Alma St	Combermere St	- 50m eastbound	W	no restriction	4	1	1	1	1	-	2
	Combermere St	- St Kinnord St	W	no restriction	14	4	3	1	2	3	1
	St Kinnord St	- Beaver St	W	no restriction	9	4	3	3	2	3	3
	Beaver St	- Aberdeen St	W	no restriction	10	3	3	2	1	1	-
	Aberdeen St	- Beaver St	E	no restriction	9	2	1	2	-	2	-
	Beaver St	- St Kinnord St	E	no restriction	9	-	-	-	2	2	2
	St Kinnord St	- Combermere St	E	no restriction	12	-	2	3	4	3	1
	Combermere St	- 50m eastbound	E	no restriction	4	2	2	1	1	2	1
	50m southbound	- Alma St	N	no restriction	6	4	4	4	1	2	1
Combermere St	Alma St	- 50m northbound	N	no restriction	5	2	1	2	1	1	1
	50m southbound	- Alma St	S	no restriction	6	-	-	-	1	2	2
	Alma St	- 50m northbound	S	no restriction	5	2	2	1	1	2	2
	100m southbound	- Alma St	N	no restriction	13	3	3	3	4	1	3
Beaver St	Alma St	- 100m northbound	N	no restriction	10	4	4	5	4	5	2
	100m southbound	- Alma St	S	no restriction	13	2	2	2	4	1	3
	Alma St	- 100m northbound	S	no restriction	14	4	3	4	1	3	3
					272	72	70	71	67	65	58
						26%	26%	26%	25%	24%	21%

E- eastbound, N – northbound, S – southbound, W - westbound



Appendix D – On-Street Public Parking, Inventory and Demand, Monday 11th April (7:30am – 8:30am; 2:30pm-5:00pm)

Location				Parking	Demand						
Street	Between		Side	Restriction	Supply	7:30am	8:30am	2:30pm	3:30pm	4:30pm	5:00pm
St Kinnord St	Park Cres	- Alma St	N	no restriction	39	12	13	10	9	12	12
	Alma St	- Park Cres	S	no restriction	42	10	9	8	9	9	10
	Alma St	- Buckley St	N	no restriction	25	15	12	9	12	15	16
	Buckley St	- Alma St	S	no restriction	23	8	8	7	6	7	9
Alma St	Combermere St	- 50m eastbound	W	no restriction	4	2	1	2	1	1	2
	Combermere St	- St Kinnord St	W	no restriction	14	6	5	2	2	4	4
	St Kinnord St	- Beaver St	W	no restriction	9	3	2	3	2	4	3
	Beaver St	- Aberdeen St	W	no restriction	10	4	3	4	4	4	5
	Aberdeen St	- Beaver St	E	no restriction	9	3	2	2	3	2	3
	Beaver St	- St Kinnord St	E	no restriction	9	1	1	1	3	2	4
	St Kinnord St	- Combermere St	E	no restriction	12	2	2	4	4	4	4
	Combermere St	- 50m eastbound	E	no restriction	4	1	1	1	1	2	2
Combermere St	50m southbound	- Alma St	N	no restriction	6	3	2	2	1	2	3
	Alma St	- 50m northbound	N	no restriction	5	1	1	3	2	2	1
	50m southbound	- Alma St	S	no restriction	6	1	2	1	2	2	3
	Alma St	- 50m northbound	S	no restriction	5	1	1	1	3	2	3
Beaver St	100m southbound	- Alma St	N	no restriction	13	4	5	5	4	2	3
	Alma St	- 100m northbound	N	no restriction	10	5	5	5	6	5	6
	100m southbound	- Alma St	S	no restriction	13	8	7	5	4	6	4
	Alma St	- 100m northbound	S	no restriction	14	4	4	4	4	4	5
E- eastbound, N – northbound, S – southbound, W - westbound					272	94	86	79	82	91	102
						35%	32%	29%	30%	33%	38%

29-35 ST KINNORD ST, ABERFELDIE VIC 3040

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by Solution 1 Traffic Engineers

Proposed Timetable for St Andrew's Kindergarten

4yo Blue Group: 12.30pm – 4.30pm Monday
8.30am – 2 pm Wednesday & Thursday

4yo Red Group: 8am – 12pm Monday
8.30am – 2 pm Tuesday & Friday

3yo Groups: 9.30 – 12.30pm (Tuesday to Friday)

