

COUNCIL REPORT

Application	YR-2021/916
Address of the land	25 Songbird Avenue, Chirnside Park and 27 Songbird Avenue, Chirnside Park
Proposal	Use and development of a childcare centre

1. The proposal fails to meet the overarching objectives and strategies of Clause 22.01 (Discretionary Uses Residential and Industrial Zones) of the Yarra Ranges Planning Scheme, as the site is not accessible from a main road, there is no demonstrated need for the centre in the area, the catchment area for the places offered at child care centre is of such a large scale and intensity beyond the local area that the resultant traffic demand will result in an unreasonable detrimental amenity impact on local residential roads and adjoining and nearby residential uses, and the use is not appropriately clustered with other commercial uses;
2. The proposal fails to meet the purpose and decision guidelines of Clause 32.09 (Neighbourhood Residential Zone) of the Yarra Ranges Planning Scheme as the site represents an inappropriate intensity and scale for a non-residential commercial use;
3. The proposal fails to meet design standards and decision guidelines of Clause 52.06 (Car Parking) of the Yarra Ranges Planning Scheme, as it fails to appropriately provide for safe movements of waste collection vehicles within the site, results in unsafe waste vehicle collection movements to and from the site and unreasonably relies on two vacant car parking spaces being available to collect waste from the site; and
4. The proposal does not comply with the decision guidelines pursuant to Clause 65.01 of the Yarra Ranges Planning Scheme, as it does not respond to the relevant decision guidelines of the relevant clauses in the scheme.