

143 KENSINGTON PARK ROAD, RIVERSTONE

APPLICANT

NAYAK INVESTMENTS PTY LTD C/- DEVELOPABLE PTY LTD

DEVELOPER

NAYAK INVESTMENTS PTY LTD

PROPOSAL

Construction of the cul-de-sac and realignment of the lot boundary, removal of the existing vegetation and construction of a mixed use development comprising of a centre-based child care facility and a medical centre with two levels of basement parking. The centre-based child care facility can accommodate 110 places.



PROPOSAL AND SITE DETAIL

SITE AREA

2745m² (2499m² after road construction and boundary realignment)

CONSTRIANTS

The site fronts an SP2 road (Kensington Park Road) adjacent to a roundabout

The site shares boundaries with uses associated with residential accommodation.

CENTRE-BASED CHILD CARE CENTRE

5 unencumered play rooms and two outdoor play areas to service 110 children

Serviced with appropriate sanitary facilities for children and staff

MEDICAL CENTRE

Medical centre with a reception area on the ground floor and 7 consulting rooms on the first floor.

A total of 9 staff and practitioners but the practitioners are most likely to also have rooms at other locations and as a result, will not be in attendance at all times (whether part of a day or all day).

BASEMENT CONFIGURATION

38 Car parking spaces dedicated for the child care facility

32 Car parking spaces dedicated for the medical centre

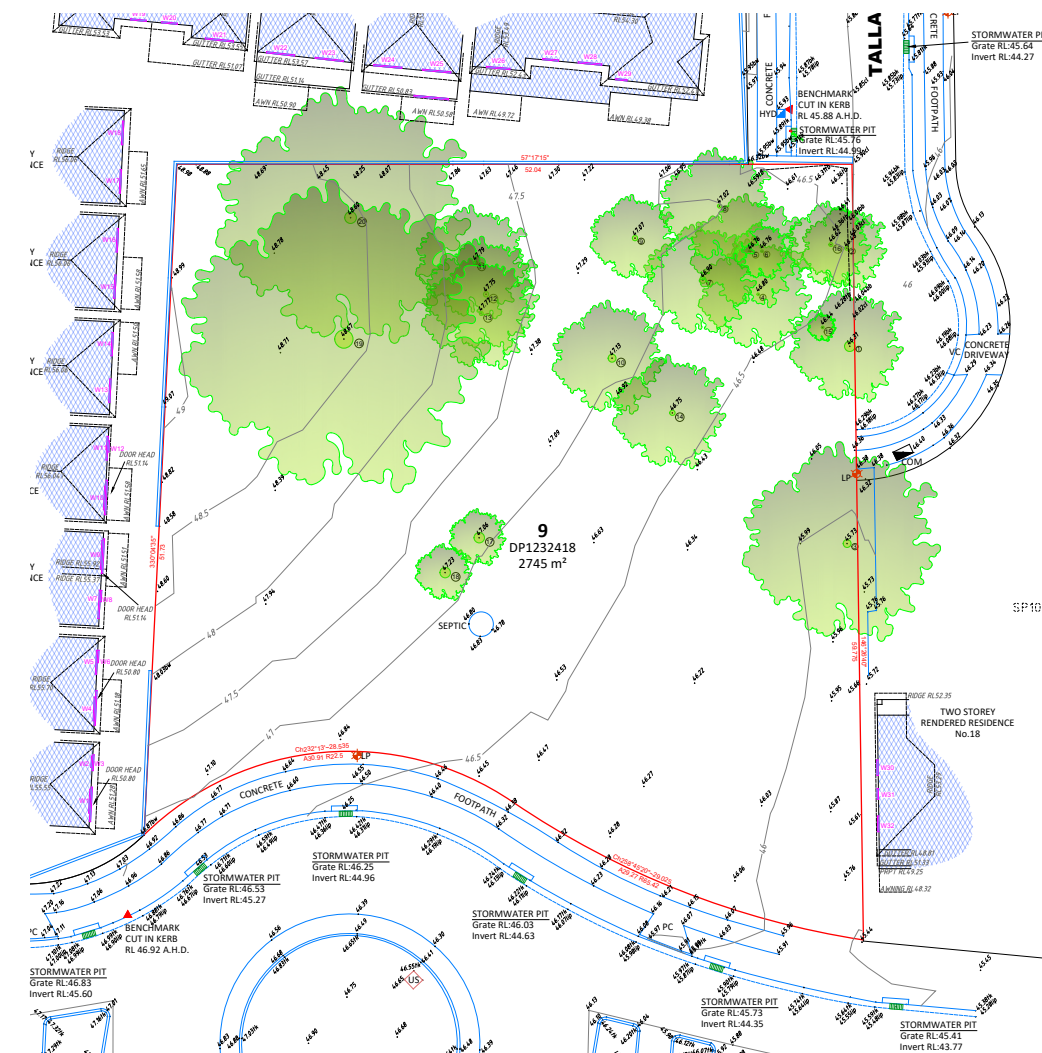
Basement includes circulation for waste vehicle, shared zones, lifts and plant rooms.

TOPOGRAPHY

2745m² (2499m² after road construction and boundary realignment)

VEGETATION

3.54m of cross fall towards Kensington Park Road (from the western corner to the eastern corner)



PRIMARY PLANNING CONSIDERATIONS

ADJOINING RESIDENTIAL USES

The boundaries of the site adjoining multi-dwelling housing developments listed under a Strata Plan

The proposal has incorporated the recommendations of the Acoustic Consultant to achieve noise levels that are compliant with the surrounding environment

The positioning of windows on the first floor have factored in privacy concerns by either proposing highlight windows or windows that only face the public domain/ road reserves..

SITE ACCESS

Site access from Kensington Park Road is unsafe in nature given that majority of the road is zoned SP2 and that the site is located adjacent to a roundabout which is not ideal for a driveway crossing.

The site is benefitted with an alternative access from Tal-land Road which allows vehicles to enter the site from a local road in a safe manner in accordance with the Australian Standards.

PROXIMITY TO OTHER CHILD CARE USES

The Statement of Environmental Effects demonstrates that the development is not within 200m of an operating child care centre.



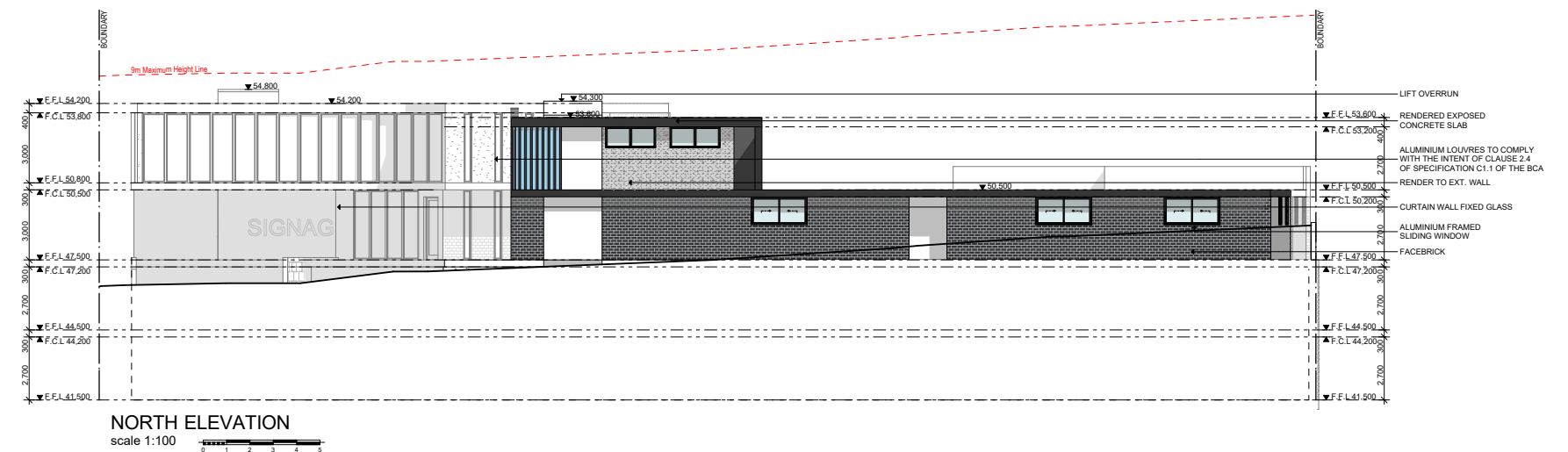
ZONED R2 LOW
DENSITY RESIDENTIAL

ADJACENT TO A SP2
ROAD

ALTERNATIVE ACCESS
IS AVAILABLE

NO CHILD CARE
WITHIN 200M OF SITE





STREETVIEW

DATE

GOOGLE MAPS - MAY 2021



SPECIALIST REPORTS AND INVESTIGATIONS

CONTAMINATION SITE INVESTIGATION

Prepared by GCA Consultants. The report confirms that the site is complaint for development associated with residential uses and open spaces.

ACOUSTIC REPORT

Prepared by Rodney Stevens Acoustic. Recommendations have been incorporated into the plans to achieve compliance in regards to acoustic privacy to adjoining sensitive uses.

BCA REPORT

Prepared by National BCA.

ACCESS REPORT

Prepared by Ergon Consulting.

SECTION J REPORT

Prepared by Passive Energy.

TRAFFIC AND PARKING ASSESSMENT

Prepared by Transport and Traffic Planning Associates. Confirms compliance with Australian Standards and car parking rates.

Developable

Town Planning

SHOW DETAILS



COMMUNITY CONSULTANTION AND EXHIBITION

NUMBER OF SUBMISSIONS

1

SUBMISSION CONCERN

"I am concerned with the mass development in my immediate area, that appears to have little thought behind it to support the logistics for transportation.-----hellish road system we have in place for such a high-density populated community, that will be exponentially growing with the next development area on Grandeur Pde at the settlement stage."

RESPONSE TO SUBMISSION

The proposed development does not seek to increase the population density in that area. The development is dying to service the day-to-day needs with the residents in their immediate surrounding and remains consistent with the following zone objectives:

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.

In addition access into the development site has be thought of. We have provided access from a local road as opposed to a SP2 road adjacent to a roundabout. If access was from the SP2 road it would be dangerous and not be supported from Council of the Traffic Engineer.

Our development will cause less traffic impacts when you consider that if the development was residential, there would be multiple driveways off the SP2 road.

The proposed basement and driveway also complies with AS2890.



COUNCIL REQUEST FOR ADDITIONAL INFORMATION

5 MAY 2022

Drainage, acoustic and environmental health matters - Addressed by applicant

13 MAY 2022

Council query about permissibility - Addressed by applicant and supported by Council

14 JUNE 2022

Drainage matters - Addressed by applicant

4 JULY 2022

Request to respond to community submission - Addressed by applicant

11 JULY 2022

Planning and landscaping matters to increase setback to Talland Road and increase deep soil planting and landscaped area - Addressed by applicant (Revised Landscape Plan remains outstanding).

