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Urban planning
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9 August 2024

Ruby Dawes-Robb
Senior Planner, Development Approvals & Design
Department of Transport & Planning
ruby.dawes-robb@transport.vic.gov.au

Planning permit application PA2402948 Cardinia planning scheme
585 Bald Hill Road Nar Nar Goon 3812, Chairo Christian school campus
Response to further information requirement
Car parking & traffic commentary & opinion

Dear Ruby Dawes-Robb

The site is an existing education campus comprised of early learning, junior, middle, and senior school levels up to year twelve. The existing school enrollment is 818 with 97 staff full-time equivalent. The site is in a rural setting between Pakenham and Nar Nar Goon.

The proposal is to provide a replacement early learning facility to satisfy modern standards and growth in the region. The proposed facility would be ancillary to and carried out in conjunction with the existing primary school on the campus, as is already the case for the facility being replaced.

Access and egress for the proposed facility is via the main existing front access /egress for the campus to Bald Hill Road, a Transport zone 3 - significant municipal road. The internal circulation and parking layout are of standard format and considered satisfactory for the proposed use.

The existing early learning facility has an enrollment of 69 children in shifts of up to 25 at any one time. The proposed replacement facility could serve up to 99 children at any one time. The parking characteristics for the existing early learning facility and the operational details for the overall campus are known so by interpolation the peak parking demand of the proposed facility can be confidently projected. The application includes provision for 85 car parking spaces located immediately adjacent to the proposed facility and this is considered adequate in the circumstances. The proximity of car parking to the facility allows for safe escort of children into the facility.

Yours faithfully

John McDill Director City Consulting Pty Ltd urban planning
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