

PROPOSED CHILD CARE PREMISES – LOT 4 (21)
LOWOOD ROAD, MOUNT BARKER

Summary of Submissions

Meeting Date: 20 December 2022

Number of Pages: 4

Summary of Submissions
Lot 4 (21) Lowood Road, Mount Barker
24-Place Early Childhood Education and Long Day Care Centre

	Name/Address	Submission	Comment
1.	Lynda and Brian Tyler 11 Lord Street. Mount Barker	Thank you for your letter dated 27th October relating to the Proposed Child Care Centre on Lowood Road utilising a currently unused building. As with any proposal, parking either short term or long term is a major factor in this location. Short street is a busy one-way street with angled parking which is used every day by community who need to access either Bendigo Bank or Mitre 10 as most days the Co-op car park is busy. We are hoping that staff working at the proposed child care centre can be encouraged to park behind the clear area behind Bendigo Bank. This area is quite underutilised and we don't know if it is Shire land or privately owned. We feel this would take the pressure off parking on Lowood Road/Short Street for Staff and parents dropping off/picking up their children. The proposed child care centre is definitely needed in the Mt Barker area and as this building is central to the area we will be happy to see this proposal up and running.	Comments on parking needs and street parking noted. Suggestion to use undeveloped land adjacent to Bendigo Bank/at rear of Pharmacy for car parking is consistent with proposal put forward by the Applicant. Support for Child Care Premises noted.
2.	Mount Barker Co-operative 14 Lowood Road Mount Barker	The Mount Barker Co-operative supports the proposed Childcare premises application. As the premises are directly opposite the Co-operative car park, we seek assurance that there is adequate parking available for childcare centre staff and patrons to ensure the Co-operative car park is not used for childcare centre purposes.	Support for Child Care Premises noted. Concerns regarding use of Co-operative car park noted. Applicant proposes off-street parking for staff at the rear of the Pharmacy.
3.	D Buchanan	I am just writing to give my support for the childcare service that has been proposed on Lowood Rd. I think the town desperately needs another service like this and it is great that someone is willing to make this happen.	Policing of private car parks is a matter for the respective property owners. Support Noted.
4.	Evelyn Hanwell	This is an excellent idea and we have no objections. The only query is the staff parking off Lord St I presume has been cleared with the owners as this land is all privately owned.	Support Noted. The Pharmacy proprietor has provided a letter of support and a formalised lease agreement is required as a condition of approval.
5.	AGH 3 Langton Road Mount Barker	We have no objections with the proposed Child Care Centre at 21 Lowood Road, Mt Barker.	Noted

6.	George Christou 17 Lowood Road Mount Barker	<p>Thank you for your letter re. the Proposed Child Care Premises at Lot 4 (21) Lowood Road, Mount Barker. While recognizing the appeal of the premises at the above address, I would like to suggest that it is not an ideal location as regards traffic, parking or safety (especially dropping off and picking up).</p> <p>There is also the matter of noise levels associated with a '24-place early childhood education and long day care centre'.</p> <p>Having experienced the loudness resulting from children playing in and behind a nearby restaurant in the past, the prospect of a similar situation occurring at various times on an ongoing daily basis would likely be of concern to, and have a strong impact on, existing and/or future businesses in the vicinity.</p> <p>I would therefore add that in my opinion, a central location that is not, however, in a busy part of the main street of the CBD, would be a preferable location.</p> <p>I appreciate my submission being taken into consideration.</p>	<p>Traffic, parking and safety concerns noted.</p> <p>The traffic speed and vehicle movements in this side street are considered satisfactory for the proposed use.</p> <p>Comments on noise levels associated with children playing noted.</p> <p>This is considered to be within acceptable limits for the town centre.</p> <p>Child Care Premises is a permissible use within the Commercial zone under the Local Planning Scheme. This centrally located, accessible facility will meet the needs of working families and will benefit the community.</p>
7.	Ney Rosedo	<p>Just writing in to extend my support for the plan on having another day care on the building proposed to be built upon.</p> <p>I have a 19-month-old who has been like forever on the waiting list on the town's current day care.</p> <p>I am very privilege to bring my son at work in the Rec centre on some days but it would just be better for him to spend his day on productive activities that a day care could provide.</p> <p>Hoping for the best and if all will be good to go, I am being positive my son could get a spot at the soon to be new day care.</p>	<p>Support Noted</p>
8.	Carol Barnes and Barry Ball 11 Ormond Road Mount Barker	<p>I am writing to submit our thoughts on the proposed Child Care Centre to be located at the corner of Lowood and Short Street.</p> <p>We are late submitting our thoughts but hopefully they will be considered.</p> <p>We are all for providing necessary facilities for our young children. We are not however prepared to jeopardise their safety by allowing the proposed centre to be located in the middle of our busy town.</p> <p>Lowood Road is the main road thru town linking all of our shopping, banking entertaining and socialising conveniences. Short Street has our major bank and an agricultural/gardening and Hydraulics business is located.</p> <p>All businesses on both roads are supported by many vehicles and peoples throughout each day. The amount of traffic is increasing each week and to add a business dealing with children is only going to add to this issue.</p> <p>Further to this, parking along Lowood Road to access the existing businesses is becoming more difficult to secure a parking place at all hours of the day.</p>	<p>Traffic, concerns noted.</p>

	<p>Adding a child care centre where parents are coming and going, parking and collecting children during extensive opening hours of (7.30am -6.30pm) is going to further add to the already problems with inadequate patron parking.</p> <p>Children coming and going out of the proposed centre are at risk of vehicles driving along both Lowwood and Short Street. Not only this but our elderly residents will have another issue as they have to negotiate around children of varying ages. The noise factor in town will also be increased as all children are noisy, it's a fact.</p> <p>I think Mount Barker should look at its towns focus; and that should be providing a retail precinct that is easily accessible, relaxing in its atmosphere and a safe place to walk and relax. Adding a child care centre does not support this.</p> <p>I'm sure there are many more suitable sites to locate a new Child Care Centre around our town that will not negatively impact on our town.</p> <p>I trust our concerns will be reviewed and tabled at the next Council meeting when this proposal is further discussed.</p>	<p>Comments on parking needs and street parking noted</p> <p>The traffic speed, vehicle movements and parking arrangements in this side street are considered satisfactory for the proposed use</p> <p>Child Care Premises is a permissible use within the Commercial zone under the Local Planning Scheme. This centrally located, accessible facility accords with relevant planning provisions and Scheme objectives.</p>
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