

## **Australia: 60-place childcare centre on St Stylianos Church site at Gymea, New South Wales recommended for approval**



Revised plans for a new childcare centre and other facilities on the Greek Orthodox Church, Gymea site have been recommended for approval.

A Sutherland Shire Council assessment supported a 26.7 per cent variation in landscaping space requirements and a minor breach of the building height involving the bell tower.

The report rejected traffic and parking objections from nearby residents.

Sutherland Shire Local Planning Panel is due to determine the development application (DA) on September 17.

The proposed two-storey development adjoins St Stylianos Church, on the corner of Kingsway and Hotham Road.

Plans include the demolition of three houses and the construction of a 60-place child care centre, library and church administration areas.

The new buildings would be two storeys, and the amended plans locate the child care centre and outdoor play areas on the first floor with the library, church administration, church ancillary spaces (candle store, kiosk) and public amenities on the ground floor.

The buildings would be organised around a semi enclosed central courtyard open to the south and connecting to the car park.

The existing car park would be reconfigured, providing 47 car spaces.

The landscape requirement for the site is 30 per cent. The proposal provides 22 per cent, a variation of 26.7 per cent.

The assessment report said “the landscape concept complements the scale of buildings proposed, provides shade and breaks up the large open parking areas”.

“The objectives of the landscaped area development standard are considered satisfied,” the report said.

Nine submissions opposed the development, the majority raising concerns regarding increased traffic and parking.

Residents said there would be increased chances of accidents, the intersection lights and road were outdated and it would add to the congestion caused by South Village.

The council’s traffic engineer reviewed the amended proposal and additional information and indicated the intersection could accommodate additional traffic generated from the development with a minor increase in delay and queue length in Hotham Road.

“The parking proposed for the development is also considered to satisfy the requirements of uses on the site,” the report said.

“In order to control vehicles entering and exiting the site and to address traffic safety, a median strip in Hotham Road will be required to be constructed to ensure cars perform a left in / left out manoeuvre only.”

- Source: [theleader.com.au](http://theleader.com.au)