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**Sent:** 21/06/2018 1:01:38 PM  
**Subject:** Attention: Development Assessment - DA2018/0865  
**Attachments:** Objection to DA20180865.docx;

Please find attached our submission re DA2018/0865.

Should you require any further information, please contact us on 94511366

Yours sincerely,

Barry and Glynnis Condon

## B & G Condon Objection to DA2018/0865

We wish to object to DA2018/0865 in respect of 1039 Oxford Falls Road, Oxford Falls where it is proposed to convert the existing cottage to a care area for 0-2 year olds (including additional soft and external play areas); to also convert the garden shed to an art workshop; but in particular, we object to the proposed increase in the number of child care places by 48 to a total of 108. Our concerns are based on the following:

1. There is no mention of the additional numbers of staff required to attend the centre to take care of these children, but according to NSW State Childcare Guidelines the staff required would be 20 in total. This would take the number of proposed attendees at the centre to 128, rather than the currently claimed 75.
2. Waste Water Management – the report on the onsite waste water management for the site provided by Strategic Environmental and Engineering Consulting, dated May 2018 is grossly inadequate because:
  - a) It is a hypothetical assessment, unsupported by actual evidence, as the assessor Mark Passfield did not visit the site or inspect the waste water system.
  - b) The assessor relied on information provided by the owner, rather than use independent verification.
    - i. The owner stated that there were 60 children and 15 staff attending the centre for the purposes of the assessment. These numbers are not accurate. We believe there are less than 60 children and 15 staff as claimed. The assessor should have obtained actual attendee numbers through an independent source and actual staff numbers. All childcare centres have to lodge weekly reports from which subsidy entitlements are calculated, which would be a good starting point.
    - ii. The water usage is based on a photograph of the water meter taken by the owner on two separate dates, rather than a valid source such as a Sydney Water Bill which shows both the litreage and dates of water usage.
    - iii. Both of these affect the claim by the assessor that the current waste water management system would be adequate for the proposed increase in child care places, as the load equates to 23L/day calculated by transposing the data from the original Martens Engineering Report for DA2006/0339. If the actual numbers are less, the litre/load is higher.
    - iv. The Martens Engineering report stipulated that
      - Its report was not to be used for any other purpose than the DA under application.
      - The water management system requires quarterly testing by a qualified professional to ascertain the system's safe operation, given that it is being used in the presence of young children. We would like to see these reports.

- v. At present we get both smell and noise from the septic system currently in use. Given the fact that children everywhere get various infections and are treated with antibiotics, at any one time you could expect there to be some children on prescription antibiotics in the child care centre. Antibiotics kill off good bacterial activators in septic systems, thus jeopardising the effective functioning of the septic system. This could be obviated by connection via a junction box to the sewer line which runs down Oxford Falls Road on the same side as this property.

3. The Report on Noise by Environmental Monitoring Services (EMS) was conducted between December 25-29, 2017. This is patently ridiculous given that the centre was closed during that period, being the Christmas Holiday break, and that traffic levels would have been greatly reduced as the majority of the population had taken holidays.

Also, the sound readings were taken on 'the western boundary of the property', which adjoins native bushland and the area of the property previously occupied by the pole-house which was split into 6 flats apparently at the time of the fire in August 2017. One presumes that there will be an application to replace this building some time in the near future, but it currently generates no noise.

I have taken recordings with my camera from my dining room door, of noise coming from the outdoor play area of the child care centre, which exceeds the traffic noise coming from Oxford Falls Road and can be heard very clearly, just using this basic recording apparatus.

Given that EMS makes limiting recommendations to keep sound levels from the external play areas down, and that their recordings were conducted in a period of very low centre and traffic activity – we would request that some noise abatement structure is required around the external play area perimeter to limit noise.

4. The Fire report. This is still outstanding. Given that the pole house situated 50m (within the same property) from the child care centre burnt to the ground on 19 August 2017 and required 80 firefighters to control the blaze, I will be interested to see this report.
  - a) Given that the setback of the building is now down to 4.3 metres from the joint boundary, I doubt that a fire report could find that this is now acceptable, particularly given the large glass viewing window on that side of the building.
  - b) On the southern side of the building there are non-complying fixtures such as viewing windows and doors, and service units such as gas hot water heaters. We doubt these would meet fire protection standards.



5. Traffic. See attached photo taken at 9am on 21 June 2018. This line is approximately 300 metres long trying to get onto the Wakehurst Parkway. This photo was taken from the corner of Spicer Road (North) and Oxford Falls Road (West). Some mornings it is more like 500 metres long, as late as 9.30am. A fair proportion of this traffic is associated with the child care centre.

Any additional child care places would simply make this worse.



Yours sincerely,

Barry and Glynnis Condon

1 Spicer Road (North), Oxford Falls

21 June 2018