

# DA2020/1397

## Objections

Description:

New - Alterations and additions to a dwelling house and use of premises as a child care centre

<b><i>Proposal</i></b>	<b><i>Objection</i></b>	<b><i>Reason</i></b>
Details of Proposed 3.1	24 Children and 3 staff plus two owners brings a lot of additional cars to this street	29 Additional cars twice a day 58 to a already busy street that has a lack of parking would love to understand how they have come up with a number of 200 spots available .  Also when Covid is over and people are back to work they park in this street to get the E68 to work this causes lack of parking for residents
3.2 Drop off to start from 830am	Operating times open from 830am on some parts of the documents and others state 8am then drop offs of all children noted will times be staggered  “	24 drops off will cause Traffic issues and additional noise we all understand that staff will need to be there earlier also to prepare for the day – the document does not state what time the staff will arrive
3.2	In terms of the car parking demand/ traffic generation we note that a majority of children (approximately 90%) will be dropped off before 9am and collected before 4pm. The acceptability of the traffic/ car parking circumstance is detailed in the	We need to consider Post Covid 80% of people are now home based and this wont change with additional cars on the street and Local traffic has increased in the street and with parking limited I have noticed everyone has at least 2 cars with only one driveways or garage . My neighbor at 14B has

	Traffic and Parking Assessment Report	two work trucks and a trailer all on the street . I also have units on worrible street you have issue parking now so I can only imagine with additional 29 Cars
4.1 zoning	centre-based child care centres defined and permissible with consent in the zone.	Given this is a residential area this is not purpose fit for extra noise traffic cars 24 is NOT a home based childcare 4-6 should be a limit for any residential street this needs to be moved to a Industrial estate I am very surprised that the council would even consider this application
4.1	1. The provision of a maximum of 24 children does not raised significant concerns regarding amenity impact on neighbours with acoustic privacy attenuation measures proposed and detailed plan of management provided.	They are talking for me. And I disagree with this statement . YES it has a major impact on me personally professionally as I am now home based due to Covid and need to run Client meetings the additional noise will impact by job and will make it more challenging  I am also needing to consider the period of major construction ithat will need to be carried out the driveway and how this will impact me as my bedroom is on the street on the north side so I will hear everything .

<p>Traffic, Access and Safety</p> <p>DCP Controls C2</p>	<p>The report found that there is not any unsatisfactory traffic capacity or safety-related</p>	<p>Are you aware someone was knocked over on the roundabout and rushed to hospital recently . I disagree with this comment .</p> <p>We are also having Police patrols in this area at present due to speeding cars ( I have attached a Picture of the Police actually outside number 16 )</p>
<p>The childcare centre will require the creation of an additional vehicle crossover to provide the hardstand area. The street will still be serviced with available on-street parking with the inclusion of the additional crossover</p>	<p>A crossover in a residential area on street Parking</p>	<p>We will loose not only the additional parking but also a footpath this is used and poses danger if this driveway and footpath are removed</p>
<p>Waste Management</p> <p>DCP Control C9</p>	<p>THIS is not a commercial area what times are they picking up MY B</p>	<p>The commercial pick up occurs from 5am at the corner shop and I hear this the bins are next to my bedroom . Given the additional waste with Nappies given the age of the children I would say there will be a lot of waste</p>

<p><b>Privacy</b> <b>DCP Control D8</b></p>	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</p> <p>The use of integrated privacy attenuation measures and orientation play</p> <p>areas ensure that no direct overlooking opportunities will exist towards neighbouring properties. In this regard appropriate privacy and security will be maintained between adjoining developments</p>	<p>There is currently VIDEO security looking into yard . My privacy is not considered 'and I have reported this to the police</p> <p>The back units overlooks the entire yard this I feel puts children at risk and is very Visable</p>

<p><b>Safety and Security</b></p> <p><b>DCP Policy D20</b></p>	<p>The design of the development enables casual observation of the street frontages.</p>	<p>A car park at the front of the building is not casual and does not fit with the street scape nothing about this is “ casual “</p>
<p>Acoustic Report</p> <p><b>REPORT NO.</b> 20194</p>	<p><b>A1</b>      A1</p> <p><b>L</b> – The L level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the</p>	<p>Please advise “ Sample Period “dates .</p> <p>I hear every walk on the floors most conversations and when the last people rented you could hear the children talking and screaming and I have only just been advised they never had the back room addition approved by council this is a separate ongoing issue .</p>



	<p>traffic noise on nearby local/arterial roads.</p>	
<p>In addition to this, the prediction assumes a 1.8m high boundary fence surrounding the play area.</p>	<p>Additional height will effect the ascetics of my property</p>	<p>I will not agree to this as I have invested a lot of money lining my inside fence with bamboo this is a direct impact on my yard and the visual impact</p>
<p><b>Staff Parking</b></p> <p>The predicted noise level from use of the staff parking (i.e. 1 car entering the site) is 31dBA at nearest receiver location, 14A Bangaroo Street. This prediction complies with the relevant noise</p>	<p>Staff will arrive early please advise what time will they be required to prepare the food and centre for the day the staff wont arrive at 830am this is not realistic this has not been noted or advised</p>	<p>This will impact me with noise</p>



<p>criterion of 46dBA.</p>		
<p>A traffic impact assessment report (ref: 20035, Version C) was prepared by Transport and Traffic Planning Associates (TTPA).</p>	<p>Concern with the timing of this it was done over the Covid period I am suggesting that this be done in more realistic time</p>	<p>The report is not accurate due to timing over the covid period and school holidays . and when a neighbor phoned to find out what was going on with the pole it was removed ( less that 24 hours )</p>
<p><b>6.4 Noise Management Plan</b></p>	<ul style="list-style-type: none"> <li>• Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children. This includes: <ul style="list-style-type: none"> <li>○ no door slamming</li> </ul> </li> </ul>	<p>Can you provide the detailed process on how this will be handled there is no detailed Plan , process or policy attached.</p>

	<ul style="list-style-type: none"> <li>○ do not raise voices at the front of the centre</li> </ul>	
<ul style="list-style-type: none"> <li>• Contact phone number of the centre's director should be made available to neighbours to facilitate communication and to resolve any neighbourhood issues that may arise due to the operation of the centre.</li> </ul>	<p>The centre owner If is Kellie Gilles has no relationship with neighbours this will pose a concern on any resolution being agreed to</p>	
Operational Plan	<ol style="list-style-type: none"> <li>1. The child care centre will focus on providing children, ages 3 – 5, with quality care within an early</li> </ol>	<p>24 is not a SMALL daycare it is not suitable for a residential area</p>

	<p>learning environment. The smaller sized centre will allow the child care professionals to focus on providing quality and individual attention to each child's development.</p>	
<p><b>4. Hours of Operation</b></p> <p>The centre will operate from 8.30am to 4pm, Monday to Friday. It will be closed on Public Holidays.</p>	<p>Can you confirm if there will be anything on the weekends any events any working bees and what will the hours of operation be for this</p>	
<p><b>I. Noise Management Policy</b></p>	<p>1. that parents not call out loudly when delivering or collecting their children;</p> <p>If children are yelling or screaming,</p>	<p>Can you advise how this will be managed what is the process and procedure plan</p> <p>Wow ! I think every parent worldwide would like to know how they are going to manage this we</p>

	<p>educators will redirect the child to quieter play.</p> <p>4. If an Incident relates to noise, the owner/ operator must: approach neighbours</p>	<p>all know this is not realistic</p> <p>Can you advise the process for this as the owner has very strained relationships with all the neighbours</p>
<p>Traffic report</p>	<p>transport and Traffic Planning Associates</p> <p>* *</p> <p>3.2</p> <p><i>Brook Road/Bangaroo Street</i> – a local road which is primarily used to provide vehicular and pedestrian access to frontage properties. Unrestricted kerbside parking is generally permitted on both sides of the</p>	<p>This is not a local road it is direct access through to Seaforth and a short cut to the Wakehurst Parkway</p>

	<p>roa</p> <ul style="list-style-type: none"> <li>• * ☐ the 50 km/h speed limit which applies to Bangaroo Street and all other local roads in the area</li> </ul> <p>The site is well located to take advantage of the high frequency and capacity bus services which operate along Bangaroo Street with bus stops located within a short walking distance of 15m from the site. There are currently 2 bus routes serving the bus stops on Bangaroo Street, with peak hour frequencies of 14</p> <ul style="list-style-type: none"> <li>• * ☐ 132 - Warringah Mall to Manly via North Balgowlah</li> <li>• * ☐ 168 -</li> </ul>	<p>Poses a issue as regularly cars are doing well over the 50K speed limit and scream through the roundabout .</p> <p>a recent accident a bike rider was knocked by a car and taken to hospital was one of the direct results from speed</p> <p>This poses additional concern as when we out of Covid many people park their cars in the local streets to get on the bus to the city this will reduce parking near the proposed childcare site</p>
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	<p>North Balgowlah to Milsons Point</p> <ul style="list-style-type: none"> <li>• * □ 168X - North Balgowlah to City Wynyard via North Balgowlah</li> </ul> <p>4.2 Parking Demand</p> <p>A survey of the surrounding on-street parking spaces, as shown in the following figure, indicates the following parking availability:</p> <ul style="list-style-type: none"> <li>• - Bangaroo Street (western side) north of Serpentine Crescent: 23 spaces</li> <li>• - Bangaroo Street (western side) north of Serpentine Crescent: 22 spaces</li> <li>• - Bangaroo Street (western side) south of Serpentine Crescent: 7 spaces</li> <li>• - Bangaroo</li> </ul>	<p>This is a over count on parking available</p>
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	<p>Street (western side) south of Serpentine Crescent: 11 spaces</p> <ul style="list-style-type: none"><li>• - Winsome Avenue (northern side): 18 spaces</li><li>• - Winsome Avenue (southern side): 20 spaces</li><li>• - St Pauls Road (northern side): 33 spaces</li><li>• - St Pauls Road (southern side): 29 spaces</li><li>• - Serpentine Crescent (northern side): 10 spaces</li><li>• - Serpentine Crescent (southern side): 11 spaces</li><li>• - Worrobil Street (northern side): 38 spaces</li><li>• - Worrobil Street</li></ul>	
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	<p>(southern side): 25 spaces</p> <ul style="list-style-type: none"> <li>• - <b>Total: 247 spaces</b></li> </ul>	
Hard Landscaping		<p>I have concerns around the ankle that our yards run when it rains there wont be enough soft Landscaping to stop the flooding and the over supply og water after their proposed change to remove sll soft landscaping</p>
Security camera Issues	<p>They have placed Camera's that overlook my yard I have called the Police and made a report. The police have come out and asked them to face them further on the Driveway .</p> <p>The owners advised the police they needed these as they were putting in a Childcare centre</p>	<p>The assumption from the owners is that this is going ahead</p>