

From: Adam Iezzi
Sent: Wednesday, 3 August 2022 7:10 AM
To: Maxwell Duncan
Subject: 16 Banaroo St Childcare REV2022/0004

Hi Max,

As per our conversation yesterday there are still a myriad of issues with this site which have not been addressed. The issues they have looked at seem to be glossed over making it appear that they have addressed the issues when in fact they have not.

See a shortlist below

Site plans – Updated

- 2.4 meter northern noise barrier has been left absent from the amended plans. 3m noise barriers have now been included in the plan set however new plan set state a 1.8m fence on the northern side of the property which is contradictory to the requirements stated in the noise assessment report. *(this is presumably due to either bulkiness issues, overshadowing issues, path egress obstruction issues or all combined.* 1.8m noise barrier on southern side is also not shown on plans.
- Still no shadow diagrams.
- Still no dimensions including actual clear spaces for parking.

Traffic peer review – Applicants

- It's all well and good to draw pictures of how two cars fit side by side without overlapping but in reality they are lacking assessment of turning circles on how these vehicles get there. It's like saying they have a 10 vehicle car park with 7 cars situated at the rear of the building – "LOOK it's on the plans" doesn't mean that it works.
- Council have previously stated that relying on street parking is not acceptable and they have constant issues with prehistoric childcare sites without site parking.
- Site lines – are a requirement for pedestrian safety.
- All parking spots still do not meet required dimensions
&
it's not front in front out scenario
&
It's within extremely close proximity to busy roundabout
&
Parking overhangs the footpath
&
Kelly Gillis does not drive a Hyundai I30
&
She drives a grey Mustang with KG number plates, no car will fit in the tandem spot behind her.

Additionally not quite sure why that the letter sent to you on the 20/07/2022 from Ken Scannell from Noise and Sound Services has not been reviewed or uploaded to the documents list, since it clearly indicates the property & review number to which it relates. So are we able to have the appropriate team review it and also have it uploaded.

Kind Regards.

Adam Iezzi