
Sent: 22/04/2016 1:09:59 PM
Subject: Online Submission

22/04/2016

MR Frank Fiorenza
12 Victor RD
Brookvale NSW 2100

RE: Mod2016/0070 - 7 - 9 Federal Parade BROOKVALE NSW 2100

Good day.

I find this development confounding and quite simply unbelievable. It is in no way in keeping with any other childcare facility in our District or in fact in NSW. No other childcare centre on the Northern Beaches is 4 storeys tall and with 212 places. This is an extreme amount of places for any childcare centre anywhere. Most childcare centres that are all over Sydney with 90 or 120 places are usually accommodated across 1 or a maximum of 2 levels. And I know this for fact as I work in the childcare industry and travel all over NSW visiting child care centres.

Why the need for 212 places? There are currently 11 Long Day Care Centres in Brookvale. Apart from 1 centre at Warringah Mall, they ALL have vacancies across all the age groups and for every day of the week. I see that there is no reference or report into any consultations with Government regulatory authorities in regards to how the centre will manage 212 children across 4 levels.

The reason I raise this issue is because the whole development makes no sense from a commercial viability point of view. It makes me question what other uses the building will be modified to include. There have been a multitude of modifications since this Development Application was first submitted 3 years ago. I suspect there will be more and I fear that there may be uses for the facility which may not even make it to the modification/development stage in future!

The traffic study is a joke. It is a sample of a few days observations at best. There are massive peak periods where the traffic is banked up through Victor Road stretching from Warringah Road to Pittwater Road in its ENTIRETY. There is no question that there is a danger to children crossing roads at this time and in fact to all pedestrians. Not all parents will be able to park in the child care centre at peak drop-off and pick up times. They will have to clog the parking on Victor Road and surrounding streets while running the gauntlet of crossing the road while trying to get to work in a timely manner. All leading to taking risks with children in tow. I strongly suggest and request a crossing on Victor Road, near Federal Parade as an essential safety measure. There have been many traffic studies in the last 20 years and surveys of local residents and all suggestions have been ignored from no parking signs to one way options. The only improvement has been 3 speed humps that cars still accelerate over. Apart from a pedestrian crossing, I am also suggesting that there is no access from Federal Parade (runs between Pittwater Road and Victor Road) into Victor Road and vice-versa at all times. Federal Parade should be closed

off at Victor Road as was agreed by a Development Application for the Leagues Club and car park site which has since been rejected due to grossly inflated development not in keeping with anything else in the area (i.e. 11 storeys in 4 buildings).

I do not care what any study has about noise because the impact will be massive. With 212 children (if they can fill it) and associated staff (approximately 50+ based on child care regulations and child to educator ratios), huge increase in traffic, additional garbage collection, drop-off of goods to the centre and other activities, there WILL BE a massive increase in noise. Unlike the Leagues Club where the noise is maintained indoors, children will be playing outdoors at various times across the day therefore increasing noise levels.

Additionally, the site which had demolition works carried out but has now laid un-attended for many months, is totally un-kempt, overgrown, un-safe with fences broken allowing easy access to the site and unsightly. It is an accident waiting to happen.

I also hope that Council recognises that they have a responsibility to consider the impact to the local area and lead in effecting change (such as crossings closing off streets). In my opinion it is not just about assessing 1 development as a stand alone application assessed simply whether it complies with the zoning of that site. It needs to be recognised that there will be a negative impact on the local amenity and it's long term residents.

I look forward to your response and any meaningful consultation with the local residents will be welcomed rather than faceless, paper based notifications.

Regards,
Frank.