

Cumberland Council  
16 Memorial Avenue  
Merrylands NSW 2160

**Ref: Objection to Development Application 2018/283/1, 22 Austral Ave Westmead**

Dear Sir/Madam,

The proposed child care Centre, if built, will adversely affect the local community because it will create

1. Noisy environment around the neighbour area
2. Out of character of the streetscape around the area.
3. Additional heavy traffic, parking issues and related safety issues
4. Depriving of privacy of surrounding residents

Let me elaborate a little on each point:

1. Noisy environment around the neighbour area

The development's proposed site is in a low density residential area, with predominantly single storey detached dwellings. Around the development site, there are private properties which are mainly occupied by families, and many with elderly who need rest during the day, including my own. And there are quite a few government housings around as well where the residents are suffering from illness or disability. That's the reason why they have been located at Westmead so that they could attend to hospital regularly. Hence peace and quiet is extremely important to the local community.

According to the acoustic impact assessment submitted by applicant, even with 1.8m standard fencing, the proposal **fails** the noise criteria which is 51dBA. Then it proposes 4 rules to follow to achieve acoustic compliance:

- A contact phone number for the centre's director should be made available to parents and neighbours. (Against: This would not reduce noise level at all, and does not mitigate exceedance of noise levels)
- Crying children should be taken inside the centre and comforted. (Against: Crying children are not the only source of noise in an open-air backyard. Children shout for joy, laugh aloud. Should they be shut up for noise level?)
- The behaviour of children should be monitored and modified as required by adequately trained child care workers. (Against: This is more like a general comment for all child care centres than a rule which will monitor noise level above 51dBA or a rule that identifies who will create that kind of noise. Children are by nature noisy no matter who monitors them and how to modify them. No one wants a child care centre which will suppress the children's nature.)
- Parents and guardians should be informed of the importance of noise minimization when entering the site, dropping off or picking up children. (Against: It is unpractical to rely on parents and guardians to minimize noise level. Also, if the parents don't follow this rule, it is unreasonable to assume the child care centre will punish the parents.)

In summary, all of these rules are superimposed and none of it will be generated naturally or applied easily. Therefore, they are either not effective or not practical.

There is no evidence in the acoustic assessment to show that when these 4 rules are followed, the noise level will be indeed reduced to the criterion level of 51dBA.

It is therefore reasonable to assume that noise level created by the proposed child care centre will be significantly above the criterion level.

2. Out of character of the streetscape around the area

As mentioned, the development's proposed site is in a low density residential area with predominantly single storey detached dwellings, with a few duplexes built in recent time as the minority.

The scale of the building proposed, being a large 2 storey building plus underground garage, taking up a significant proportion of the available building envelope, far exceeds the typical floorspace of housing in the low density residential area. It is out of character of the streetscape around the area. The site itself is not big by local standards, adjoins 5 neighbouring properties, and sits opposite a number of other residential dwellings. In other words, it sits right in the middle of low density residential area with houses around. The effect of a large-scale change of use will be significant on neighbours.

3. Additional heavy traffic, parking issues and related safety issues

Austral Ave is a very busy street, especially during School Zone time. The school next door is one of the largest school in NSW, with 1700 students. Street parking in Austral Ave during School Zone time is always an issue, and parents would do silly things under pressure. With a child care centre of this scale, it will put more pressure on the street traffic, parking and create safety issues when not careful. we have noticed that underground parking in the DA plan for 16 spaces is extremely tight and unrealistic. Practically 4 spaces will be unusable and make the total usable spaces to be 12, of which 8 will be used by staff and only 4 is available for parents. Parents will be forced to find a parking spot on the street which is limited by the use of neighbouring residents.

We request council to confirm the validity of the parking plan in DA.

4. Depriving of privacy of surrounding residents

The DA is to build a large 2 storey building towards to the back the of land. From the top level of the proposed building people can overlook the backyard of the adjoining properties. The neighbouring residents' privacy will be deprived.

In conclusion: The proposed child care facility of this size in the site is not suitable at all, and therefore **we ask the Cumberland Council to reject this application.**