

Cumberland Council  
16 Memorial Avenue  
Merrylands NSW 2160

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

Dear Sir/Madam,

The approval of the Development Application **2018/283/1** in its current form compromises the safety and amenity of existing and future local residents, as well as potential patrons of the proposed 47 place Child Care Centre.

Our objection is made on the following two bases:

1. the inconsistency of this application *in its current form* with the NSW Government Childcare Planning Guideline dated August 2017 (<https://www.planning.nsw.gov.au/policy-and-legislation/~media/423AAA128F1C4B519836C2243625C027.ashx>) ("Guideline"), and
2. The incompatibility of this application *in its current form* with the safety and amenity of the immediate neighbours, residents of Church Avenue and in the general area of Austral Ave, Westmead.

**Background and context to our objection.**

The level of traffic in the mornings 07:00-09:30 and afternoon between 15:00-17:30 is heavy across Austral and Church avenues. Both these streets are used as a thoroughfare by commuters to get to Parramatta CBD. There is significant foot and car traffic by primary school children/parents. Safety needs to be considered here with the addition of a large child care centre this will increase traffic at these peak times.

Olivia Yana

The NSW Government Childcare Planning Guideline dated August 2017 states, "the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW" (Page 1). Per Paragraph 1.1, "This guideline informs state and local government, industry and the community about how good design can maximise the safety, health and overall care of young children. At the same time, it aims to deliver attractive buildings that are sympathetic to the streetscape and appropriate for the setting while minimising any adverse impacts on surrounding areas." (Page 2).

We object to the DA and the reasons are:

- The application *in its current form* does not maximise the safety, health and overall care of young children, nor is it sympathetic to the surrounding environment or in keeping with the character of the area.
- The scale of the centre proposed being 47 children + 8 adult staff with an open-air backyard, it is not possible for the noise created by the centre will not be far above what is normal ambient noise in a low density residential environment. Furthermore, there will be significant increase in the noise generated during dropoff and pickup times and allocated play times. The Acoustic Impact Assessment states clearly that the noise generated by outdoor play will exceed the assessment criteria level in the absence of behavioural rules, knowing the behavior of under 6 years of age children, we submit that this will not take place and noise levels will always exceed required levels.
- The size of the proposed centre, being a large 3 storey building (2 above and underground garage) takes up more space than the typical houses and character of the street and immediate neighbourhood
- Management of traffic and parking in and around the centre is going to be a safety issue:
  - DA states parking is underground and therefore not visible to the parents dropping off their children. Parents likely to park off street and drop children. This will cause traffic build-up and noise outside of normal
  - Parents are not likely to use underground parking due to the complexity in turning required to get in and out when they are likely running late. There are a few spaces that by design seem unusable – particularly space 7 and 13-16.
  - With more SUVs and large 4WD vehicles being used by parent's safety is going to be compromised.

Based on the points above, we submit that it is reasonable to conclude that traffic, parking and safety issues will significantly increase in and around the vicinity of the proposed development given the proposed parking is not fit for purpose.

The proposed DA for the child care facility is not compatible with the local character and surrounding streetscape. There have been a few new developments that have included few duplexes, the predominant streetscape is of post-war single storey residential dwellings. The proposed design, encompassing 3 levels in total, will be a "monster" in comparison with existing dwellings. All dwelling event is occupied by family groups which reflect the low density nature of the area rather than high density use. Single dwelling, single story post-war 2 & 3 bedroom houses are the norm in Austral Ave.

In summary, this proposal, in its current form, will negatively affect both existing and future neighbors, local residents and future children attending the centre. It is plainly obvious the current proposal sacrifices the safety, character and amenity of both proposed customers and surrounding residents in favour of the financial and commercial benefit of the Applicant's Principal. For these reasons, we request Council to reject the Development Application.