



# DA Submission

Reference No: 5e6dcccc3cbe5

## Your Submission

Development Application: 011.2020.00057957.001

Applicant: Perception Planning Pty Ltd

Description: INTEGRATED Childcare Centre & Associated Car Park

Comments: Dear Central Coast Council Having viewed this development application for a largescale commercial childcare centre to be constructed over two separate property addresses that are zoned scenic protection, I strongly believe that this is not an appropriate development proposal or use for these properties and object to the proposed development with substantial concerns. Among the issues of concern are the following: The proposed double story commercial building would be very much out of character for these two rural properties, there seem to be little architectural thought and consideration put into the design and facade of the building to blend it into the surrounding scenic bushland setting. Egress and ingress from The Central Coast Highway looks to not have sufficient line of site for traffic and looks to be obscured by many objects such as fences, trees, bus stop, traffic lights, substation and the bend in the road leading to the egress. Traffic conditions would presumably become worse for this section of the highway during peak morning hours which would be peak drop off hours for the centre. Bushfire concerns, the location of the proposed childcare centre looks to be within the bushfire flame zone which looks to have a large slope on the property that is bushland to the south. The south facing building looks to provide insufficient natural light to the classrooms as the plans show. The proposed wastewater disbursement area looks to be extremely large with a design that could represent a high risk of failure. The proposed unnecessary removal of native trees looks to be the result of all the issues and constraints this property has, and that the location of the building is a great location but the best of a whole lot of bad non-compliant locations on the property There are traffic issues, septic waste water issues, bushfire issues, access issues, ecology issues, zoning issues and building character design and use issues with this proposed childcare centre which many, many other properties in the Gosford Shire do not have and this proposed development should not receive special privilege over all the other more appropriate properties that do not have all these issues or impacts on the surround area and public. I oppose this development application.

## \*\*\* Office Use \*\*\*

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