

General Manager  
Central Coast Council  
49 Mann Street  
Gosford NSW 2250

Attn: Assessment Officer, Karen Hanratty

**RE: Development Application (011.2020.00058154.001) - INTEGRATED Relocation of existing Dwelling & Conversion to Managers Residence & Construction of Ninety Two (92) place centre-based Child Care Facility**

Lodged: 30/03/2020

As a resident of Brennan Avenue, Kincumber, I would like to submit my objection to the proposed development above.

**Point 1 – Loss of Amenity**

Firstly I would like to state that I am not opposed to progress or the need for more Child Care facilities on the Central Coast, as a Grandparent myself I understand the need for such developments, however my objection is based on the scale of the development for its proposed location.

I purchased my home in Brennan ave, based on its location and in particular it's semi-rural surrounds. It is a peaceful part of the works where we enjoy the open spaces and tranquility that comes from being surrounded by acreage properties, and nature reserves.

A 92 place child care centre at the end of the street, was not something I ever imaged, and I believe to be totally out of character for this area of Kincumber.

Whilst I understand that the current zone of 14 Brennan Ave, may allow for Child Care, a development of this size does not appear to be what the intention of the zoning implies, perhaps home based day care, not large scale centers such as the one proposed. And while the developers have included a 32 space cark park, this only underlines the fact this is a Commercial development and not one giving any consideration to the Zonings Rural and Environmental concerns.

**Point 2 – Traffic and Road Impact**

Brennan Ave, (North of Avoca Drive) is a currently a very quiet street, accessed by only 8 properties from families to retirees. The street has no kurb and guttering, and no footpath. The entry/exit point from Brennan Ave, to Avoca Drive has been in a bad state of repair since I have lived in the street. Whilst Avoca drive has received a number of upgrades/resurfacing works completed at this intersection, the works to do not touch Brennan Ave, often resulting in a very real height difference in the road surfaces. This area is constantly covered in lose gravel material making entry and exit to the street dangerous particularly during peak times.

It will be these peak times that will see a dramatic increase in traffic volume for pick up and drop of for a centre of this size. I understand a Traffic Impact Assessment has been lodged with the application. Section 4.2.3 on Traffic Generation is an area I would ask you give further consideration as this is one of the primary objections the residents of this quiet street have.

After qualifying that the rates used to generate traffic flow are “somewhat dated” they go on to explain that the projected peak vehicle trips will be 37 in and 37 out. Something about the math here doesn’t seem to add up to me.

For a centre of 92 place, they would be required to to have at least 18/19 educators (Staff), add to this management and administration staff. So that give us at least this number going in every morning during peak time. Therefore of the remaining lets say 20 ingress vehicles during this peak time, they are dropping of 92 children for placement. That would be 4.5 children per vehicle being dropped off! No disrespect meant to those producing these reports, however unless I am missing something, it seems there is some creativity with the numbers?

I urge council to consider the thoughts of myself and the other residents when assessing the real impact this development would have on the area.

Kind Regard