

Re: Objection to Development Application No: 58154/2020

Property: LOT: 89 DP: 577995 No 14 Brennan Avenue KINCUMBER

Dear Sir/Madam Central Coast Council,

We wish to object strongly to the proposed development application for 14 Brennan Avenue. The following are our concerns relating to the construction and operation of a large child care business in our small Avenue.

Concerns and Objections

A dramatic increase in traffic movements entering and exiting Brennan Avenue from Avoca Drive means an increased risk of serious accidents. This stretch of road is known to be dangerous with many accidents occurring here, not to mention numerous near misses and screeching brakes. Residents of Brennan Avenue take care every time they enter or leave the street as traffic in both directions tends to speed up on this stretch of road. How will these risks be managed? How can council guarantee accidents will not increase?

The increased traffic will also impact the residents of Brennan Avenue greatly, this is a minor road that currently experiences an extremely low volume of traffic. The traffic report does not accurately estimate the number of extra vehicles entering and exiting, we believe this number will be much greater for a 92 place child care centre accommodating parents, staff, deliveries, contractors and more. The disruption and safety to the residents sharing driveway access in close proximity to the child care centre is also of great concern.

Brennan Avenue is a small cul-de-sac the Gosford Development Control Plan 2013 (Part 3.9.3.2) clearly states that child care centres “should not be located in a cul-de-sac, opposite an intersection or on any road where additional vehicles may impact on the amenity of the area”. Every vehicle that enters Brennan Avenue will need to leave the same way. That is 2 vehicle movements per car. Our main concern with vehicles using Brennan Avenue in this way is that they intend (in most cases) to do this quickly, dropping off their children to rush to work or rushing to pick up their children without concern or safety of residents or their children. It honestly scares us thinking about children being run over or involved in accidents due to increased traffic.

The extra volume of cars during peak times will also increase the delays exiting Brennan Avenue leading to people taking extra risks to get out of the street onto Avoca Drive. Again adding to the likelihood of major accidents, this will be creating a risk environment.

This development application is for a non-residential large commercial business within a quiet rural street, it does not fit with the neighbourhood or the character of this area. The site currently accommodates a single residential dwelling, the proposed build is for a large child care centre, manager’s residence, petting zoo and includes a 34 place car park. This proposal would be suited to an area with better infrastructure already in place and in an area that accommodates other businesses.

We object to any non-residential parking on the street that may be generated by this business, child care centres are known for taking over an area especially as they hold numerous events on premises. How would events be managed once the centre is operational? And how would this be enforced?

Every surrounding resident needs to be informed of the detailed plans regarding waste management for this property. Not only the exact location of waste disposal and method of pick up but most importantly the plans for the sewage system and how this will affect the environment and it's residents.

We are worried about the acoustic impacts through the valley, not just during a lengthy building process but once the centre is operational. The plans show a large outdoor play area that opens up onto the valley, affecting residents and native wildlife. There is no fence or acoustic barrier that can stop this noise and disruption, there will be an echo effect throughout this large rural corridor disturbing the peace.

We have concerns regarding the petting zoo and how it will be managed, whether it will impact on the abundant native wildlife and if this petting zoo will lead to future commercial business plans, further impacting on our neighbourhood.

We strongly believe that this commercial development proposal is unsuitable for this location and we ask you to please take into consideration how Brennan Avenue is currently utilised. How this proposal will interfere with our way of living and importantly the impact on the communities safety.

Thank you for considering our concerns.

Kind regards