

Central Coast Council  
49 Mann Street  
Gosford NSW 2250

Re: Objection to Development - DA 58514/2020  
Property: LOT: 89 DP: 577995 No 14 Brennan Avenue KINCUMBER

Dear Sir/Madam,

I wish to strongly object to the proposed development above

This development raises serious safety implications for the residents of Brennan Avenue, the proposed Child Care centre clientele, and the wider community who travel along Avoca Drive.

#### TRAFFIC AND SAFETY

A commercial development of this magnitude at the end of a quiet semi-rural cul-de-sac would have significant impact on the traffic movements in our street, which currently only accommodates traffic generated from 8 dwellings. The number of traffic movements would increase considerably given the centre proposes to cater for 92 children, and employ 16 staff. The Traffic and Parking Impact submitted with this application indicates an "expectation" of 37 ingress movements and 37 egress movements associated with the drop off of children in the peak morning period of 7.00am and 9.00. This number only represents around 40% of the actual potentially generated traffic numbers when taking into account the number of child care places at 92, 16 staff, and other essential service vehicles that would naturally be required to frequent a commercial establishment of this size. If this centre is primarily catering for working parents, as would be surmised by the reasoning the centre will operate to provide facilities that enable young families to continue career choices, the majority of 92 children would logically be dropped off in this peak period. The report doesn't mention the manager's residence and the number of people who will also potentially be residing in this dwelling. In this regard, I believe the traffic report grossly misrepresents the true number of vehicles actually accessing our street in the 7.00am to 9.00am time period. Brennan Avenue is greatly degraded, has no kerb and guttering, is poorly lit, and is unable to sustain this amount of traffic in its current state.

Avoca Drive, being an a major road, services heavy traffic and is as such notorious for accidents. The residents of Brennan Avenue have long witnessed a significant number of serious accidents at the intersection of Avoca Drive and Brennan Avenue, partly due to motorists not obeying the speed limits, and the sheer volume of constant traffic that travels along Avoca Drive. The Traffic and Parking Impact statement, based on its survey of Avoca Drive and Brennan Avenue peak hour intersection performance delay and saturation times on the 25th October found "good operating with spare capacity". Having lived in Brennan Avenue for over 6 years, I do not agree this survey is even closely indicative of the true delays experienced exiting onto Avoca Drive in this peak time. In my experience over this time, especially turning west over both lanes of traffic, the wait time can be many minutes. This true wait time, coupled with an unprecedented amount of extra vehicles, will severely impact traffic movement in and out of Brennan Avenue, causing queuing in a street that is only 100 metres in length, with the likelihood of cars blocking driveways. Implications of these wait times could cause build up of traffic on Avoca Drive around this junction, and the increased likelihood of accidents. Residents will be severely impacted exiting and entering their premises, especially if motorists accessing the child centre facility ignore directives not to park on-street, and will also be subjected to unwanted levels of carbon monoxide due to exhaust fumes from idling cars. Queuing cars will lead to diminished visibility for residents accessing their properties, and in turn potentially endanger pedestrians, and especially small children, travelling to the site on foot. Child Care Centre Event days will cause major disruptions for residents, and see traffic increase substantially. Brennan Avenue does not have the capacity to cater for this overflow.

The Statement of Environmental Effects states

(iii) to encourage ease of access to Child Care Centres by all forms of transport, vehicles, bicycles and walking, and in proximity to public transport nodes and complementary community land uses;

And (v) the site is easily accessible with direct access from Avoca Drive and by public transport with bus services also available in Avoca Drive;

The major feeder road, Avoca Drive, has no footpaths from the bus stop to the west and open drains, which is not conducive to ease of access to this proposed centre, and potentially dangerous.

#### NOISE And POLLUTION

Clause 3.6 states– Noise and air pollution does NOT apply to the site. I strongly disagree due to this assessment due to the above flow-on effects of increased traffic.

Government guidelines indicate residential noise should not be at varying times of the day.

Air conditioners should not be heard before 8am, and motor vehicles before 8am (except when entering or leaving "residential premises").

The proposed hours of operation are at odds in different reports, which need to be clarified:

The Traffic and Parking Impact states the following:

#### 3.2 Proposed Operations

The child care centre is expected to operate between the hours of 7am and 7pm Monday to Friday

Whilst the Statement of Environmental Effects states:

#### 19.9 Proposed Hours of Operation

The proposed operating hours for the Child Care Centre will be:-

(i) 6:30am to 6:00pm Monday to Friday; and

I believe 6.30am is an utterly unreasonable time to disturb a residential neighbourhood, and a 7am start time is also at odds with traffic guidelines and noise in a residential environment.

The NOISE ASSESSMENT report is problematic in that it does not consider the noise implications that may arise from the petting zoo. There are no details in any report regarding the type of animals that will be kept on site. It is of concern the impact introduced species' may have on the abundance of wildlife in the vicinity. Although the report states the days of the child care centre's operation are Monday to Friday, this does not take into account the potential noise and odour that may occur 7 days a week as a result of keeping a large number of animals on site permanently, and leads to questions as to further commercial venture plans for the zoo in the future.

Brennan Avenue is a unique quiet cul-de-sac, which the residents and local wildlife love and appreciate. A commercial development of this magnitude is completely out of character for the area, would cause immense disruption, and its approval would set a very sad precedent for future commercial development in semi-rural Central Coast areas.

Thank you for your time in considering my objection

