



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

P.O. Box 85, HUNTERS HILL, N.S.W. 2110

1 July 2016
Barry Smith
The General Manager
Hunters Hill Council

Dear Barry,

**Proposed Child-Care Centre at 22 – 22A Joubert St
DA 2016 - 1073**

The Hunters Hill Trust objects to this particular proposal because we believe it will have an adverse impact on the existing character of the area and on the existing amenity of those living in the vicinity of the project.

The Trust does not object to a child-care centre as such but we submit that the scale of this proposal is too big. A much smaller child-care centre would be more appropriate for this neighbourhood.

The application proposes catering for 98 children, which makes this centre much larger than a number of other centres in the Municipality. For example, the existing centre in Earl Street caters for 40 children and Kids Cottage on Victoria Rd in Gladesville only caters for 34 children.

Catering for 98 children requires the maximum development of two existing house blocks and consequently requires a building that is way out of scale with the existing houses in the vicinity. As well, its bulk and proportions do not reflect the domestic character of the existing neighbourhood.

The proposal has boundaries with two heritage-listed properties and is in the vicinity of a number of other significant heritage-listed houses. It will have an adverse impact on them.

For the safety of the children, the proposed centre requires high fences to both street frontages and the removal of significant planting adding to its negative impact on the streetscape.

There will also be significant adverse impacts on the neighbourhood because of traffic movements, parking and noise from a very large group of children.

The proposal will create an unreasonable increase in peak-hour vehicle traffic in the surrounding residential streets. The increase in traffic at the intersections with Ryde Rd will be far greater than that estimated in the Traffic Impact Assessment.

The Trust believes the Traffic Impact Assessment, which accompanied the proposal, contains many errors and deficiencies, including the following:

- The figures in Section 6.1 seem unreasonable. Assuming most people bring their children to the centre by car, the impact on traffic in surrounding streets will be of four car movements per day, i.e. arrival and departure each morning and again in the evening, rather than the 50:50 **reduction** stated;

- Because Ryde Rd is choked with bumper-to-bumper traffic during most weekday morning and evening peaks, quoting figures for road capacity (see Section 6.3 and Table 4) is not relevant. Both streets are constrained by the ability of vehicles to enter Ryde Rd, rather than the capacity of the street;
- The figures in Table 3 show the proposed development would not increase congestion at the Martin St/Ryde Rd intersection; this defies belief;
- The Assessment applies the unreasonable assumption (attributed to RMS) that only 80% of children will be dropped off by car, and only 70% collected by car. Surely car access will be closer to 100%, given the likely clientele for a centre at this location;
- The Assessment fails to comment on the impact of the additional traffic created in the surrounding streets (Avenue Rd, Abigail St, Martin St, Figtree St and Joubert St;
- There is no allowance for bicycle parking (either for clients or for staff);
- The traffic Assessment is not explicit as to the arrangements for cars to drop-off and collect their children, although it is implied that cars will enter the carpark to do this. This could mean that in addition to staff, as many as 98 cars might cross the footpath twice each morning (to enter, and to leave), and again twice each evening. The DA should include an explicit design for this entry/exit to ensure that 400 cars crossing the footpath each day create no hazard to High School students and other pedestrians using the footpath (the much quieter Joubert St residents' car entry to the Hunters Hill Hotel complex fails to provide such protection for pedestrians);
- Some cars will access the Centre from Gladesville Rd via Joubert St, increasing the hazard to school students and other pedestrians crossing to the Overpass. There is a need for a raised threshold here, to alert drivers to this.

Yours faithfully,

A handwritten signature in black ink that reads "Tony Coote". The signature is written in a cursive, slightly slanted style.

Tony Coote
President The Hunters Hill Trust