

From:
Sent: Thu, 2 Nov 2023 18:39:41 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Application No. DA23/0516, File number D/2023/0516

Attention: Alyssa Crook

Re: Application No. DA23/0516, File number D/2023/0516

I am writing today regarding the proposed change of use to a centre based childcare facility (72 children) with associated alterations and additions and revised car-park layout at the property 25-27 Hardy Avenue, Wagga Wagga NSW 2650, Lot DP 619677.

I strongly object to this proposal.

I appreciate the need for more daycare centres in Wagga Wagga, however I believe this is the not the right position for such a centre.

The streets are extremely narrow and with the location of the hospital and the many doctor's surgeries and facilities in the surrounds, the traffic in the area is constant and can be at times dangerous when wrangling small children. I fear the introduction of this centre will only increase this traffic and will be exceedingly dangerous.

Parking in the area is also NON-EXISTENT.

I believe the new area will have a large carpark however I am not confident this will suffice. The Calvary hospital itself regularly has overflow hence why the streets are so full.

The only parking and traffic respite is on the weekends but with a centre open 6 days a week I am concerned this will no longer be the case.

Many centres such as these provide food and nappies (among other things for the children) and will require a large number of deliveries (ie. Coles/Woolworths deliveries), which will further block the free flow of the street.

Thank you for considering this proposal objection.

Many Thanks,



Public Exhibition Submission Form

Please note that as this is a formal public exhibition process, your submission may be made public, however your personal information will remain private.

Name of document on public exhibition: DA23/0516

Name: _____

Address: _____

Contact name/email: _____

Submission

Concern is held over the traffic congestion that will result from the development of the childcare centre .

The area is already terrible for parking as existing parking is utilised by workers in the area. It is already extremely difficult to find parking for any of the specialist facilities in the area and the hospital parking is fully used most of the time. The traffic assessment included in the proposal details 72 children and 15 staff members meaning there will be 15 staff at a minimum looking for all day parking every day. (Note there is 10 staff parking areas included in the plan taking up the majority of the 18 spaces) meaning that 5 of the staff will be parking in the already congested surrounding areas. This indicates that there will be only 8 parking spaces for the 72 children who are attending the centre, which is below the 1:4 required but the DCP parking rates, 72+15 staff = 87 / 4 = 22 parks needed? In addition, all of the vehicles included in the anticipated 'trips' being 29 AM and 25 PM in and out of the centre will need to park somewhere to pickup and drop off the children - there is no-where off the main road, which services the hospital, that can facilitate this - it is not drive-by pickup, the cars have to park, parents have to securely access the facility to collect their children from staff after passing identification checks etc - this can take 5-10mins at a minimum for each pickup drop off - where are the 29 or 25 vehicles going to queue waiting for the opportunity to access one of the 8 non-staff parks to do this? How will this impede access to the hospital and surrounding medical facilities - the roads will be congested

at least every AM and PM without taking into consideration events that may be held at the centre. Is emergency to the hospital required at all times for doctors and specialists?

Hardy avenue already has restricted parking in the area adjacent to the building in question with no parking west of Harrison Ave, ie across the entrance to the hospital and imaging facilities, for peak times of the day, this no-parking area will be full of queuing cars to drop off and pick up children - this will re-create an issue of safe and open access to the medical facilities and will create a unsafe insecure environment for the children and families utilising the childcare centre. Hardy avenue needs to be widened and there needs to be more parking to ensure the safety of the children and efficient access to the medical facilities.

residents are parked out by the existing workers/ hospital visitors every work week day. I am concerned about the safety of the children, and see the debarcle that the Morgan Street childcare and the congestion and risk caused there with people trying to get in and out of cars at peak hours, I believe this location is worse and is asking for accident to happen.

I dont oppose childcare centres but the location is scarey and the drop off - pick up will cause too high a risk. There needs to be more parking and a facility which enables off street drop off and pick up that will flow through parking area: the 2 way in and out will just slows the entire process. Needed facility - totally wrong place.

To whom it may concern,

RE: DA23/0516 - Change of use to a centre based childcare facility (72 children) with associated alterations and additions and revised car-park layout.

I am writing to object the above DA.
have great concerns regarding this proposal to convert to a child care facility.

Firstly, the noise of approximately 72 children is of concern

. There are numerous houses in the immediate vicinity that house medical doctors and specialists who work shift work and I have strong concerns about the impact noise levels will have on them and their ability to have fulfilled sleep to allow them to be fresh and alert for ongoing shifts at the hospital.

Aside from the noise of young children, do not think the site is very appropriate for such a centre. The site is close to a hospital entry/exit point, the road is narrow so not very and is not ideal for a lot of drop offs and pickups. Peak times for traffic will coincide with hospital staff trying to find street parking. The land of the site is a bit larger than usual not enough to allow significant off-street parking. Currently, the intersection between Hardy Ave and Docker St is busy and difficult at times and I believe that the additional cars and increased traffic as a result of this childcare centre would increase safety risks at that intersection and general road safety in Hardy Ave.

I acknowledge that child care centres are in demand at this point in time, however I do not feel that this location is appropriate for a child care centre.

Kind Regards,



City of
Wagga Wagga



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Name of document on public exhibition: DA23/0516

Name: _____

Address: _____

Contact _____

Submission

I make this submission
dissapprove of a Child Care
Facility to be established at 25-27 Hardy
Ave, Wagga.

We believe the street is already too narrow
and has an almost untenable amount of
passing traffic on a daily basis. The specialist
services and hospital already hold the most
parking and constant flow of traffic around and in
Hardy Ave. There are also many elderly, sick
and frail residents who already and increasingly
see more traffic and danger to walk across
this busy road.
not be happy to have
a child care Centre in the heart of such a complex
and busy street, and as I believe who not

Sustain; (safely + structurally) a
Child Care Centre of 72 Children and the
motor vehicles that would entail on
a daily traffic throughput.

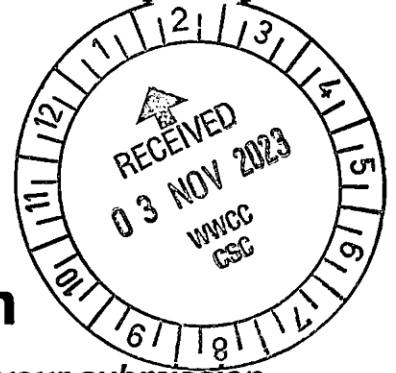
I question the safety of the Children, the
Staff and parents who will be pushing their
way through an already busy and
Chaotic Street, with people coming in and
out of the 2 hospitals, specialists centres,
nursing home and resident driveways.

Surley,
There are ~~nursing~~ other facilities more
appropriate in less residential and small
busy area/street for a childcare
Centre can be proposed, nearby.

Thank you,



City of
Wagga Wagga



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DA 23/0516

Name: _____

Address: _____

Contact name/email: _____

Submission

General Manager - Peter Thompson.

x Warrar Street is actually an^{an} avenue.

x Many cars & trucks use the area as access to Calvary and other^{business} ~~business~~.

houses for delivery; medical reasons & visiting

x Drug Rehabilitation Centre near the proposed childcare facility (not appropriate)

x More traffic & congestion in the area.

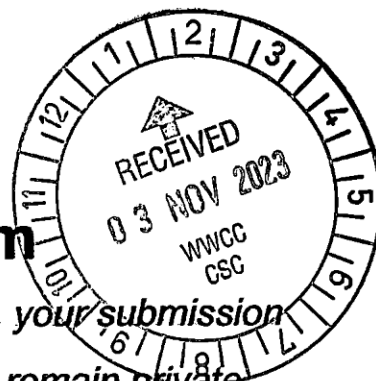
There are many medical centres in the area

x Noise.

All of the above are reasons I oppose the proposed submission.



City of
Wagga Wagga



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Name of document on public exhibition: Development Application
DA23/0516.

Name: _____

Address: _____

Contact name/email: _____

Submission

I am very concerned that 25-27 Hardy Ave Wagga Wagga is being considered as a suitable site for a child care centre.

Access is already restricted, as Hardy Ave is a narrow street. It has a hill in the middle that restricts a drivers view of on coming traffic.

Queues of cars restrict entry to Calvary Car park as well as residence drive ways. Even entry to Hardy Ave from ^{DOCKERS} ~~Beattie~~ it causes queues during the busy times. Visitors on foot, parents with children, prams, elderly, are at risk.

This is not an objection to Child care but to point out that any extra traffic in that already congested area is not a sound idea.



City of
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Name of document on public exhibition: DA 23/0516

Name: _____

Address: _____

Contact name/email: _____

Submission

- Increase traffic & parking - congestion.
- Dangerous - with cars driving down the street
- One car width access due to parked cars either side all times of day.
- Around the corner is a drug recovery house (Emblem St). Not appropriate near children.



City of
Wagga Wagga



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Contact name/email: _____

Submission

I object to the above proposal.

① These streets of this Wagga area are not wide enough to carry anymore traffic. Lewislam Av. Hardy Av Harrison Av Gormly Ave & Embem Av. — already fully parked all day every working day. Saturday & Sunday are the busy days, parking space

to back/reverse out of drive with traffic is a dangerous job sometimes. Now if 72 children start arriving in cars morning then evening including Saturdays would definitely overload the area for certain.

② If renovation took place — even more confusion inevitable. Just when has finally settled from all the Noise & Traffic push of building WABH. had to accept a lot of inconveniences, Noise Parking, frustration, even Helicopters. Those of Dbrand Nursing Staff residing in area deserve after 10 hr shifts some peace & quiet —!

③ I believe suburb deserves more consideration than granted at present.

Calvary hospital + Radiology
Maternity + Rehab + the forest centre
not mention all those to visit patients.
They all deserve & need Calm Not
~~FRUSTRATION~~ Frustration when they arrive
in the area + streets.

Yours sincerely



City of
Wagga Wagga



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Contact name/email: _____

Submission

Opening a new childcare centre in the proposed location is inappropriate and does not consider existing issues relating to poor parking availability, extremely tight streets and the high density of medical facilities in the area.

There is minimal parking available for current residents, healthcare professionals and healthcare staff / patients / visitors. The addition of a childcare centre with multiple employees and numerous drop-offs & pick ups in this already congested and tight suburban street is hugely inappropriate. Additionally, the proposed site is extremely close to the main entrance to Calvary Hospital, making it a potential barrier ^{health} + safety risk for

incoming patients and medical vehicles requiring unrestricted access to the hospital.

The positioning of a childcare centre in the heart of the Wagga medical precinct, which includes facilities such as a drug rehab unit a few hundred meters away, is highly inappropriate and a potential safety risk to young children.



City of
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DA 23/0516

Name:

Address:

Contact name/email:

Submission

The area the proposed development is to take place is at this time predominately a Health precinct.

There are two hospital and nursing home and large Radiology practice already situated in this area.

Traffic flow and parking are already a difficult issue for resident rate payers and access to the proposed facility during renovation + on completion will add to this problem.

I am against the proposal.



City of
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Name: _____

Address: _____

Contact name/email: _____

Submission

Regarding the proposed childcare centre at Hardy Avenue, I wish to note my strong objection to such development. As a who is very familiar with area I find it to be a preposterous idea for many reasons. Whilst those of who live, walk and drive around Hardy Avenue and its surrounding streets are all too familiar with day to day challenges adding to it seems ridiculous!! The narrow streets and avenues are already for the ~~most~~ most part single lane due to parking for the many medical staff that work in the area, coming to a complete standstill to allow traffic through is a daily occurrence.

Many large oversized Vehicles also use these roads multiple times daily, adding to this situation would seem to be an absurd notion." one may even consider it to be dangerous.

In my years of observation and local knowledge, the area immediately surrounding the building in question is filled with either medical practices or retirees and visiting medical staff, it is a quiet area that is enjoyed by residents, possible noise from such a development would be a travesty for those who require such an environment during daylight hours due to a whole host of reasons, shift work, age, health or simply quality of life!!

Furthermore this area is a hospital precinct it has as you know, Calvary Hospital, The Forrest Centre, Drug + Alcohol Rehabilitation, Notre Dame University, Cancer Clinic, Radiology and so on. This is already an incredibly busy area, there is a constant rotation of staff, patients and visitors, not forgetting emergency vehicles. To unnecessarily add children to the area would be not only inconvenient also dangerous.



City of
Wagga Wagga

ATTENTION: ALYSSA CRONK.

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Name of document on public exhibition: APPLICATION: DA23/0516

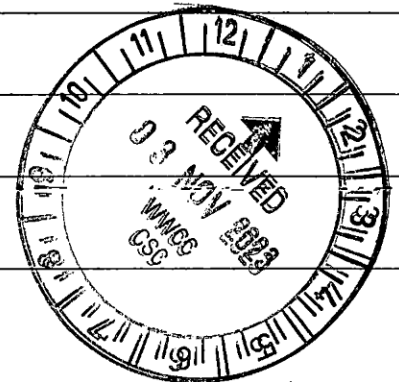
FILE: D/2023/0516

Name: _____

Address: _____

Contact name/email: _____

Submission



I am concerned that the proposed child care centre will badly impact parking and traffic around Hardy and Harrison Avenues.

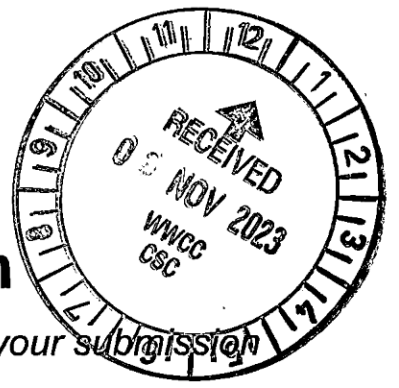
As it is, most of the onstreet parking is taken up by Calvary Hospital staff (Monday to Friday). Visitors are now sometimes loathe to visit, except on weekends, because of the parking.

McLaren Traffic Engineering's report (for the proposal) says Council's Development Control Plan (2010) specifies one onsite car space per four children, so 18 car spaces for 72 children is sufficient. But only 8 visitor spaces (including one "disabled") are for "visitors" — the other 10 are for the 15 staff members.

Thus, especially at drop-off and pick-up periods, the proposal must increase the pressure on the already limited on-street parking. (Further, it will create a busy traffic entrance, only metres from the Hardy Avenue traffic entrance to Calvary Hospital.)



City of
Wagga Wagga



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Name: _____

Address: _____

Contact name/email: _____

Submission

I am concerned that the Development DA 23/0516
will affect

excess
noise during the day will affect ~~sleep~~ the
already tired shift workers trying to sleep.
Its close proximity (less than 10m) away from
the site isn't appropriate and something needs
to be done to reduce this before approval
can be granted.

Thanks



City of
Wagga Wagga

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DA 23/0516

Name: _____

Address: _____

Contact name/email: _____

Submission

Concerns

fly in & fly out doctors & nurses who fill our cities lack of staff in the area. They perform night shifts regularly & need rest during the day.

Noise will be have a direct impact on the wellbeing of who work for MLHD.

• The street is not a street its an avenue. Meaning its small, tight for traffic flow & will be heavily impacted on flow of traffic into the Calvary hospital as the entrance is only 3 car spaces away from the entrance. Parking is impossible on a good day in any of the streets in a four

PTO.

block radius.

- There's a weight limit on the ~~Hardy~~ Hardy 4.5 tonnes.

- I've spoken to the Ambulance - they said it will be harder to navigate the street. It's tight already.

- I've also spoken with the fire department. They have difficulty in those ~~at~~ avenues to the Calvary entrance already. Especially between parked cars. They do get called in to Calvary a lot - mostly false alarms (thankfully).

- ~~Another concern is the~~ that will do.

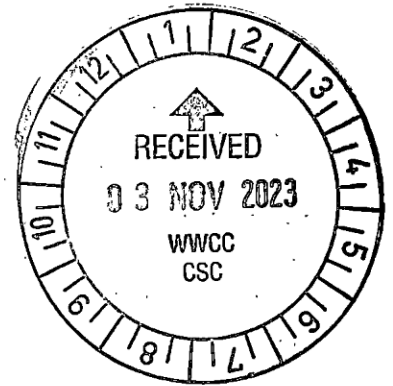
As you can see I am concerned.

Public Exhibition Submission Form

Application No: DA23/0516

File No: D/2023/0516

Contact: Alyssa Cronk



Name:

Address:

Email:

This is a submission to OBJECT to the above development application regarding the proposal of a 72 placement childcare facility at 25-27 Hardy Avenue Wagga due to traffic congestion, traffic hazards and adverse acoustic emissions.

I respectfully disagree with the traffic and parking impact assessment re: McLaren Traffic Engineering and Road Safety Consultants.

The proposal does not satisfy Wagga Councils minimum parking requirements. 18 spaces are proposed, 3 of which are inaccessible. 10 spaces are provided for staff of 15 and the manoeuvrability within this carpark is questionable given the usage of the 'average car' and provision of turning space, let alone the potential for congestion to spill out onto Hardy Ave at peak times given one entrance/exit. The proposed management policy to minimise impacts of traffic movement and car parking on the surrounding neighbourhood and road network suggests parents are to be advised upon enrolment that parking is 'preferred' from the onsite carpark only, and 'parent/carer drop off' will be spread throughout the day to minimise any adverse traffic impacts. Neither solution is feasible nor enforceable. Encouraging carpooling and public transport is not demonstrating an understanding the demographic or the location. More importantly, and a clear omission from McLaren Engineers is reference to how congested the current parking is in the areas surrounding the proposed development. It is extremely difficult to find a park from Gormly Ave (north) to Meurant ave (south) or Lewisham (East) to Emblem (West). Further, traffic along Harrison is one lane only due to parking either side (Hazard). This hospital/medical precinct has suffered from poor and inadequate planning for quite some time and this childcare facility proposal will only add to the problems and complaints council has already been subjected to, and potentially affect accessibility to existing services in the areas.

McLaren Engineers state the impact on 'expected' traffic generation with the proposed development is 'conservative' as it does not consider the REDUCTION in traffic due to the removal of the existing medical centre! McLaren Engineering fails to note the 'medical centre' has not been operating for quite some time and has not contributed at all to the current congestion in the area. Perhaps a local engineer would have provided a more accurate and relevant report. McLaren Engineering draws conclusions from an unlikely best case scenario and ignores the evidence that it will contribute to further congestion and accessibility issues.

I also question the validity of the acoustic report given it is based on assumptions, vague guidelines, a flawed traffic report and no quantifiable data. Once again, the proposed childcare management report has strategies to mitigate disturbance to surrounding residents but no accountability to enforce them. The proposed childcare centre is in a zoned residential area and the noise emission will have negative impact on those residents and will likely affect those outside the referenced 'sensitive receivers'!

Projected noise emission reported are not well below acceptable levels, falling just within supposed guidelines based on assumptions, building recommendations and immeasurable management strategies. Houses to the immediate east and west of the project (23 Hardy R5 and 29 Hardy R1) will be subject to noise emissions on the cusp of reported unacceptable levels in a best case scenario. There is little tolerance for error to remain within guidelines. The proposed management of strategies to mitigate noise and deal with complaints regarding noise emissions appears to be self-regulated, which is unacceptable to surrounding residences and should not be used as a basis for approval of the development.

It should be noted that the proposal fails to recognise a window

This property will be severely adversely affected by noise emissions and the proposed management strategy of mitigating emissions (passive play) is not a practical solution.

The proposed childcare centre in Hardy Ave will adversely impact traffic, parking and accessibility to services and does not comply with the Wagga Wagga development Control Plan 2010 requirements. Similarly, the report prepared by Acoustic Logic fails to guarantee an acceptable level of acoustic emissions to the residents surrounding the proposed development.

The proposed development application of a childcare centre in Hardy Ave is not worthy of councils' support. Consideration to address current congestion problems in the area would be more appropriate rather than adding to them with the approval of a child care centre.



City of
Wagga Wagga



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Contact name/email: _____

Submission

The proposed development of a child-care centre is not at all suited to the local area adjacent to the Calvary Hospital and would be a huge mistake.

Regardless of what Developer's want to call this venture and regardless of the history, the bottom line is it will put hundreds of cars up and down Hardy st every day, starting early of a day and up till the evening hours. The Streets around the Proposed centre are in poor Quality and very narrow, at the moment the local residents enjoy Saturday's & Sundays with no traffic as the Calvary is closed on

Weekends and will immediately add an extra day of traffic, local residents enjoy the Quietness of the Area of a weekend with no cars.

This development ~~goes completely against~~ The Carefully planned application and I'm sure the highly Qualified Staff would still do an amazing job in a less densely populated and more accessible area.

Council must note not all Developments however beneficial they are to some members of the community ^{don't} suit the people that have to live right in the firing line of the already congested traffic and noise of the area.

At three - till five pm of a weekday it is a very busy place to drive especially onto Docker Street.

It must also be noted History of Of the Original Historic homes will be left as is not at all Altered with no development.