



**BEECROFT
CHELTENHAM**
CIVIC TRUST INC
the voice of our community

The General Manager

Parramatta City Council

Dear Sir

DA 498/2019 for 36 Orchard Rd Beecroft. - Demolition of existing structures, tree removal and construction of a double storey 60 place child care centre.

The Beecroft Cheltenham Civic Trust wishes to lodge a second objection. The first objection is dated Wednesday 4th September.

The Trust has serious concerns with respect to noise levels generated by the children. Feedback from various sources indicate there are often serious noise issues associated with outdoor play areas. The slope of the rear yard does not lend itself to effective noise abatement for residential properties located on the lower side of the centre. There are also serious noise problems with two-level outside playgrounds. The noise coming from the higher level will carry across the immediate neighbourhood and is almost impossible to minimise. Erecting noise screening will help with the noise levels but the screening will create poor amenity for the children with no outlook. The Trust understands that the State Government has received many submissions from various local government authorities seeking controls to be incorporated in the relevant SEPP to prohibit two level outdoor play areas.

Another concern is, what appears to be a the lack of a turning bay in the underground car park. It is vital that the actual parking bays are extra wide to allow for the tight turning area to enter and exit the bays and plenty of extra room to reverse out of the bay and exit in a forward direction.

Finally the stormwater drainage appears to have minimal grades which are likely to create siltation issues in the future if this development is approved.

In summary, the Trust has not changed its position. Combining the Trust's two submissions there are too many issues which will lead to a poor development. The Trust does not support this development proposal and request refusal, as it is clearly not in the public interest.

Yours sincerely ,

Ross Walker OAM

President

Beecroft Cheltenham Civic Trust