

Confidentiality Requested: no

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Content:

Dear Sir,

The State Government plans to allow child care centres to be approved, without Council or community consultation, in low density residential areas (R2). This goes against the legislated Local Environment Plan 2012 of the Hills Shire Council. Under this legislated Local Environment: Plan Child Care Centres are prohibited in low density residential areas. The State Government in a draft plan under the SEPP is intending to override this prohibition of Child Care Centre businesses in low density residential areas.

Under the Local Environment Plan 2005 of the Hills Shire Council child care centres were allowed in low density residential areas. I was unfortunate in 2008 to have to deal with a Development Application for a child care centre opposite my residence. The whole of the community was up in arms over this intended development. This was an inappropriate location for this type of development due to close proximity to residents. This was eventually approved by The Land & Environment Court.

Since this child care centre opened 2 long term residents (one over 50 years) were forced to move. One adjoining resident had noise 5 days a week invading their kitchen, dining room and lounge room due to the close distance their residence was to the outdoor play area of the child care centre. The other resident was forced to lock their dog in the laundry as she continually barked at the noise from the children in the outdoor play area. These incidents impacted badly on these residents' lives.

One current resident adjacent to an outdoor play area works from home and is constantly bombarded with noise and has to keep windows and doors closed to be able to run his business. Often his clients will comment on the loud background noise that can be heard during phone conversations, making it difficult to complete business. I also work from home and are affected by noise from an outdoor play area. Most low density residential areas have narrow roads and, as I live opposite the car park, at times I have to reverse back into my driveway to allow traffic to flow through.

Council is the regulator of this approved development and is constantly called upon to intervene on residents' behalf, particularly concerning noise levels. This takes up Council's time and resources. As a consequence Council in their legislated Local Environment Plan 2012 declared child care centres prohibited from low density residential areas (R2).

In today's common practice of businesses operating from home residences it seems the State Government has not seen child care centres in the right light ie. they are businesses that will be operating amongst private homes. In light of so many home businesses operating in low density residential areas (R2) these child care centre businesses have a huge impact on the earning capacity of home businesses and dominate surrounding areas by placing limitations on residents' use of their own property.

Allowing child care centre businesses back into low density residential areas is an archaic decision and the State Government should be planning New South Wales' future by incorporating these centres into multi-storey living units and child care centres should be part of all new primary schools built.

Once again the average resident is about to suffer at the hands of businesses who are only interested in making huge profits.

