

Protests heighten over childcare centre by Helena Ho



The proposed area of development on Mowbray Road (left) and (right) the Stafford Road driveway, where all exiting traffic will be directed / Photo H. Ho

The developer of the proposed 86-place childcare centre, to be established at the intersection of Muttama, Stafford and Mowbray Roads, has decided against amending their development application.

The developer was given the chance to modify their development application following the Land and Environment Court conciliation conference, held on 14th April. However they did not respond to the 28-day deadline, which passed on Tuesday 12th May.

It is understood that the developer has changed their legal representation and is pushing for a court date later this month, as a continuation from the conciliation conference last April.

The meeting saw a group of 30 people gather in front of the proposed development, comprising the Commissioner, Council Officers, lawyers, subject matter experts and residents surrounding the area.

The conference heard from residents' perspectives the impacts of the development on the area. These covered a range of issues including traffic, noise, safety and heritage of Artarmon.

Community representative, Suzanne Estella, stressed that increased noise levels would be "excessive and unreasonable."

"Children and adult voices, mechanical plants [...] in addition car traffic noise, opening and closing of gates hundreds of times a day in the proposed 21 place car park adjoining our property, would have a very negative impact on our lives," she said.

Brian O'Gallagher, a local resident, argued that the projected traffic generated by the site had been incorrectly interpreted.

"The figures presented are provided as an average over a 2 hour period, 7am to 9am. We believe the bulk of the traffic will be during the peak hour 8am to 9am," he said.

"If the correct traffic volumes are used, the projected peak traffic flows exceed the Roads and Maritimes Services threshold for local roads of 200 vehicles per hour."

Resident Glenda Gartrell echoed these sentiments, stating that the additional traffic would "bring an increased level of danger to the narrow, heavily used streets."

Additionally, she stressed that the size of the development was inconsistent with the streetscape character of the Artarmon Heritage Conservation Area.

"Street frontages and appearances of individual properties are completely lost when car parking, rubbish bins, ramps, shade sails adequate

for a medium to large business are accommodated, [and when] large trees and gardens are removed," she said.

The meeting did not hear the perspectives of members from the developer's party.

As reported in the last edition of the *Gazette*, an earlier proposal in 2014 was withdrawn after it met with community resistance. The last revision of the proposal involved three residential properties, with access points from Muttama, Mowbray and Stafford Road.

If you have views on this issue, please write to the Council, the APA, or send an email to the *Gazette* at editor@artarmonprogress.com.au.

Inside this issue

Editorial	page 2
A Note from the President	page 3
Relief in sight for school	page 4
Artarmon Heritage Festival	page 5
Managing colds and flu this winter	page 6
Artarmon Village	page 7
YMCA NSW Youth Parliament	page 8
Specialty coffee culture	page 9
Councillors' feedback	page 10/11
Water, water everywhere	page 12
The weather affecting our gardens	page 13
Artarmon applauds Barry Thompson	page 14