

16 Burns Road Wahroonga

eDA0478/24

Long Day Care Facility

Excessive Commercial development application currently before Council

**Written Public Comment open from
02 December 2024 to 02 January 2025**

Use your voice and right to object to this excessive commercial development to Kuringgai Council or you may risk losing your local neighbourhood and amenities

Long Day Care Centres operate in busy streets like Eastern Rd, Turramurra Ave & Junction Road however this is the first time a commercial development of this scale is proposed for a quiet residential street in a heritage conservation zone and will set a precedent across the North Shore

Resident objection numbers are critical – without your objection, Council & the Land & Environment Court will approve this type of overdevelopment that may spread across our suburbs

- 84 children aged 0-4 years
- 15 staff onsite from 6:45am
- 7:00am to 6:00pm operating hours daily
- Two levels of underground parking for 18 vehicles – vehicle entry approx. 50 metres from Burns/ Coonanbarra Rd intersection
- 1,594sqm block/ 22m frontage surrounded by residential low- density homes on all sides
- Major traffic congestion anticipated
- Daily acoustic (noise) impact from 100+ kids, visitors and adults up to 11 hours a day
- Virtually every tree on the site to be removed
- Developers have already completed unauthorised stormwater works prior to DA approval – raising future DA non-compliance concerns
- Potential significant loss of residential street all-day parking in Burns, Coonanbarra, Bareena, Grosvenor and beyond due to the facility's parent commuters
- Sets precedent for future commercial developments in heritage conservation zones/ low density residential streets
- Weekly waste includes 8 x 660litre industrial wheeled bins (your standard household red lid garbage bin is only 120 litres)
- Wahroonga traffic congestion already deals with rail commuters and over 6,000 students attending ten K to Year 12 campuses daily within a 1km radius of this development

The 16 Burns Rd community action group has been formed by local residents to fight this totally inappropriate and excessive development in a low- density heritage conservation zone adjoining one of Wahroonga's most prominent listed properties.

Residents should be made aware of the impact this development will have on our local community, street parking, traffic flow and amenities **and the precedent this sets for all residential streets (including within heritage conservation zones)** should it proceed.

Our local community group is obtaining legal and town planning advice to fight this development and will provide appropriate wording for resident objections to be lodged with Council's Assessing officer Luke Donovan before the 02 January 2025 deadline for resident comment.

Please review the documents on Council's website using their online DA Tracker citing eDA0478/24 or for further information on how you can lodge your objection or help email John at 16burnsroad@gmail.com

Note this development is not subject to the NSW Government's Transport Oriented Development (TOD) SEPP and will proceed if not vigorously opposed by local residents.

**Urgent action required
within 4 weeks**

**16 Burns Road Wahroonga
eDA0478/24**

Proposed Long Day Care Facility

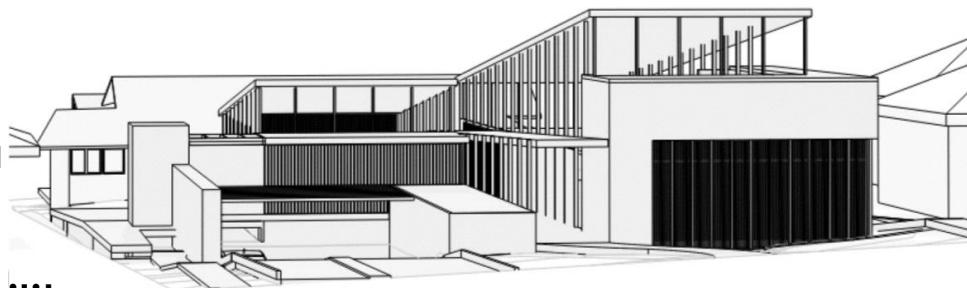
**Excessive Commercial development
application in a residential low
density heritage conservation zone
currently before Council**

The 16 Burns Rd Community Action Group can email you a template response to Council this month to support your objection or you can either write to Council directly or email Luke Donovan, Assessing Officer at: krq@krq.nsw.gov.au

You must **reference eDA0478/24**, the reason you are objecting to the development and provide your Name, address and phone number to Council with your objection for it to be valid.

Please spread the word and speak to your friends and neighbours/ use social media to garner objections.

PLEASE READ THIS



**84 children aged 0-4 years
+ 15 staff**

Operating from 7.00am to 6.00pm

**Underground parking for 18
vehicles**

**Noise, traffic congestion, up to 80 more
vehicles parked in surrounding streets
all day**

The 16 Burns Rd Community Action Group can assist you in lodging your objection with Council by providing you with sample template responses professionally addressing all development application non-compliance issues and conveying resident concerns

email: 16burnsroad@gmail.com to join and help us gain community support

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**(unless residents formally seek an
extension by emailing Council)**

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