

18.5.15

Ballina Shire Council
Attn: Amy Cahill
PO Box 450
BALLINA NSW 2478

RE: Wollongbar Pre School - Proposal to lease Community land adjoining 3 Hall Court Wollongbar

Dear Amy,

We are the owners of unit 2 at 3 Hall Court and we want to submit an objection to this lease as it currently stands. Our objection is not to the preschool itself, but to the inadequate parking situation.

As it currently stands, there is only one or two designated car spaces provided. The other parents park on the grass opposite unit one of our complex. The road is narrow so when the parents come to drop off or pick up their child at the preschool, the road (which is a dead end) is very congested.

Our owners and tenants have problems accessing the road and exiting their premises at these peak times.

The 'grass' where parents currently park has often been mowed by one of the unit owners as no one from the preschool or council ever seemed to look after it. During extended periods of wet weather this grassed area becomes very muddy and this mud etc then gets on the road and if rain continues, washes into the stormwater system.

I hope this issue can be been addressed and there is a plan to remedy it before the lease is renewed.

Kind regards,



David and Rachael Henderson
2/3 Hall Court
WOLLONGBAR NSW 2477

RECORDS SCANNED 19 MAY 2015 Doc No..... Batch No.....

10.5.15.

41 Plateau Drive

Wollongbar 2477 NSW

RE: Proposal to lease Community land adjoining 3 Hall Court Wollongbar

Dear Amy,

We are the owners of one of the units in this complex and we want to submit a very strong objection to this lease as it currently stands. Our objection is not to the preschool itself, but to the woefully inadequate parking situation.

As it currently stands, there is only one designated car space provided. The other parents park on the grass opposite unit one. The road is narrow and has no curb and gutter on the side. So when the parents come to drop off or pick up their child at the preschool, the road (which is a dead end) is very congested.

Our owners and tenants have problems accessing the road and exiting their premises at these peak times.

Also, if one of our unit owners or tenants needed an emergency service vehicle like fire brigade or ambulance, and this coincided with preschool start or end, then the emergency service vehicles would not be able to access our units or the preschool due to the congestion.

The road is so narrow, that parents are turning to exit and driving on the grass in front of unit one. This, has been annoying and has ruined grass over the years. All unit owners put their bins along the road edge in front of unit one as well.

The grass where parents currently park, has often been mowed by one of the unit owners (mostly us) as no-one from preschool or council ever seemed to look after it. During extended periods of wet weather this grassed area becomes very muddy and this mud etc then gets on the road and if rain continues washes into the stormwater system.

The preschool itself, is not a problem, but why it was allowed to establish in the first place without any parking facilities is a mystery when council is so particular about this with other business and community groups.

I hope this issue has been addressed and there is a plan to remedy it before the lease is renewed.

Yours Faithfully

Cheryl and David Baxter

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XAd 51:02 5102 50/11

20th May 2015

RE: Proposal to lease Community land adjoining 3 Hall Court Wollongbar

Wollongbar Pre School

Dear Ballina Shire Council,

I am the owner of unit 1 / 3 at the end of Hall Court in Wollongbar and I would like to submit an objection to the renewal of the lease for the community preschool as it currently stands.

My objection is not to the preschool itself, but to the woefully inadequate parking situation.

The preschool itself is a valuable community asset and has a good reputation and when I bought my unit a couple of years ago I had my eyes open to the fact the preschool was next door. I have no issues with the teachers, noise levels or anything of that nature.

In fact the teachers are excellent and in my conversations with them they are just as concerned as the rest of us unit owners.

Car parking and traffic movements are the area that I have concerns.

There are approximately 30 child drop offs and pickups every day by the preschool parents and 4 or 5 staff as well and there is no dedicated turning area or drop off point for the traffic that comes into the preschool and in my opinion adequate parking has not been supplied by the council.

I'm surprised the original lease would have been allowed to go ahead without a proper traffic flow design.

Parents and children are forced to park on a greasy grassy section that is never maintained by the council. Cars nose into the grassy verge and park side by side with other parents and then foot traffic is then basically forced onto the concrete roadway. There are no paths to use. The little children can run off ahead and the cars having to reverse out of the car park represent a real danger to the children.

I am an optimist but surely it's only a matter of time until someone gets hurt.

I know that recently when the Alstonville preschool was considering going temporarily into the community Hall next door there was a traffic survey done. Someone came and counted cars and pedestrians (they were standing on my front lawn) and surely they would have had recommendations on how to improve the situation? I would like to know what the results of the survey were?.

I personally have my garage coming off Hall Court directly opposite where all the traffic is coming and going. When I reverse out of my driveway I can't see behind my car when I am turning onto the roadway. I worry about hitting a pram or small child. I am very aware of the danger and take due care. I have three teenage sons that are P Platers. Inexperienced drivers, small children and young mums that are sleep deprived - I am genuinely concerned. Recipe for disaster.

9.5 Wollongbar Preschool - Lease of Community Land.DOC

Also, if one of our unit owners or tenants needed an emergency service vehicle like fire brigade or ambulance, and this coincided with preschool start or end, then the emergency service vehicles would not be able to access our units or the preschool due to the congestion.

The grass where parents currently park, has often been mowed by one of the unit owners as in the last two years no-one from preschool or council has ever looked after it. During extended periods of wet weather this grassed area becomes very muddy and this mud etc then gets on the road and if rain continues washes into the storm water system.

The preschool itself, is not a problem, but why it was allowed to establish in the first place without any parking facilities is a mystery when council is so particular about this with other business and community groups.

I hope this issue has been addressed and there is a plan to remedy it before the lease is renewed.

As a side note, we generally have had a passive agreement with the Preschool that we try not to park our own cars in the area that the preschool uses for its car parking drop offs etc. There are 5 units in our complex. If we were all to park our cars, caravans and trailers in the grassed verge area (which we are quite within our rights to do) there would be even more congestion.

Please have a look at the car parking situation for the preschool.

Yours Sincerely

Trevor Gale

1/3 Hall Court

Wollongbar