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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 19/10/2022 8:16:04 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

19/10/2022

MS Saskia Emanuel  
1 St Pauls RD  
North Balgowlah NSW 2093  
[REDACTED]

**RE: DA2022/1490 - 28 Bangaroo Street NORTH BALGOWLAH NSW 2093**

The noise and parking implications of this development on an otherwise residential street are significant. This section of Bangaroo St and St Pauls Road are already parked out, in addition to the bus stops that take up space and visibility within the street. There is already significant crowding and poor visibility when the street is congested with busses, cars and pedestrians during peak periods. Pedestrians are forced to use the road already as there are no footpaths in St Pauls Rd, and the nature strips are unsuitable for prams/kids on scooters etc.

The current set up of commercial premises is an artists studio/showroom and fits in with the quiet setting of the neighbourhood. There are already substantial sets of shops available nearby, one block north on Woodbine St and 2 blocks south on Brook Rd. The noise created by this open style commercial premises to the residents of St Pauls Road and 26 Bangaroo Street is also significant.