
Sent: 15/08/2022 2:29:57 PM
Subject: 16 Bangaroo Street, REV2022/0004 objection to revised plans

Re: REV2022/0004
16 Bangaroo St north Balgowlah – proposed commercial childcare centre site

15.08.2022

Dear NBC,

Here we go again eh?

I note that as far as I can see the applicants have still not fixed inaccuracies in their Traffic Plan or Plan of Management. I can't spend the time reading through these documents each time they submit a revision so I think I'll just assume from now on that this idea remains half-baked and lacks both respect for the time of both council and neighbours, and safety of proposed customers.

.... Largely as per previously

Eg 1: Traffic plan refers to bus routes that are clearly out of date. There's no mention of the 168 which will be barreling down Bangaroo St while parents are busily executing 3 point turns to drop their kids off.

Eg 2: The "Plan of Management" refers to *Pittwater Council which hasn't even existed for 6 years* and was about 20 kilometres away when it did exist. These guys continue to annoy me with their lack of seriousness, consideration, and attention to detail.

So the new strategy is to get the Centre running with 12 kids then increase to 20 kids down the track? Can we please just nip this nonsense in the bud and save everyone the time, ratepayer money, and trouble?

Traffic and Parking Study - Traffic study is incorrect

Quoting s 3.4 of applicant's provided traffic study:

"3.4 Transport Services

The site is well located to take advantage of the high frequency and capacity bus services which operate along Bangaroo Street with bus stops located within a short walking distance of 15m from the site.

There are currently 2 bus routes serving the bus stops on Bangaroo Street, with peak hour frequencies of 14

141 - Austlink to Manly via Frenchs Forest & Seaforth

172X - Warringah Mall to City Wynyard via North Balgowlah (Express Service)

The site is therefore considered to be very well served by public transport services and is ideally suited to the needs of the Centre's staff travelling to/from work and parents/carers travelling to/from the Centre by public transport."

The entire section above is out of date with no mention of the 168. I hope the rest of the traffic study has been prepared with more care and accuracy.

Traffic and Parking Study – Neighbourhood parking statistics have been junked

The old parking study pointed to an abundance of parking spaces on Bangaroo and Worrobyl Sts. But this section is now missing from the 2022 submission review request. Is this because the applicants no longer wish to claim that the surrounding streets can absorb increased parking needs for a growing childcare business? (this is at least more truthful than before). The truth is that due to the narrowness of the streets, they both Bangaroo and Worrobyl need an abundance of free spaces for two-way traffic to be able to safely pass.

Worrobil St

Worrobil St is the closest cross-street on the same side of the road to the proposed facility. As such it can be expected to attract (along with Bangaroo St) the most extra childcare traffic. The (outdated) traffic study previously referred to an abundance of on-street parking in Worrobil St. That's not my experience. It's typically 75% full of utes, cars, trailers, and a couple of lawncare vehicles whose bulk near the intersection with Bangaroo St poses a particular visibility risk for toddlers crossing the road. There is much stopping and giving way in the street as it is usually parked out leaving minimal room for two-way traffic to safely pass. At the western end of the street there is literally no footpath or nature strip for pedestrians - so two-way vehicular traffic, pedestrians, parents, children and prams are required to intermingle in the same road-space and negotiate right of way on a blind corner and crest with east-west sun issues. In addition to this dangerous design, Worrobil St is a popular rat-run in and out of North Balgowlah. The last thing traffic safety in Worrobil St needs is extra toddlers, and parents running late for morning drop-off and afternoon pick-up. The obvious safety issues at the west end of Worrobil St needs to be fixed, and certainly before any plan to attract extra traffic into Worrobil St is approved by Northern Beaches Council.

Bangaroo St

Bangaroo St (along with Woodbine St) is North Balgowlah's main road artery. However it is always parked out and accordingly too narrow for its main-road function. It is already a dangerous road for two-way traffic to pass with much slowing down, speeding up, and negotiating of narrow widths. The last thing Bangaroo St needs is more toddlers crossing the road and more vehicles parking and doing three point turns.

Intersection of Worrobil St and Bangaroo St's

As a consequence of the above two points, I believe it would be highly irresponsible for Northern Beaches Council to approve a child care business at the intersection of arguably North Balgowlah's two most dangerous and traffic-dysfunctional streets. Considering the location the applicants have chosen for a childcare site, it is almost an inevitability that a traffic incident will happen one day, and NBC will not want to be responsible for an ill-considered approval that led to it.

Long daycare potential?

Can the residents have an assurance that a long daycare service will not be proposed at this centre in the future, thereby pushing more childcare traffic further into the morning and evening peaks?

Future increase in capacity to 20 children?

Can the residents please also have an assurance that the applicants will not seek to increase their profits by attempting to lift capacity to ~20 children in the future, an objective which has already been bumped on the head by NBC on numerous previous occasions now.

Thanks for considering my concerns,

Matt Higgs