
Sent: 14/12/2020 10:35:07 AM
Subject: DA submission DA2020/1397
Attachments: DA submission Childcare.pdf;

Please find my submission for DA 2020/1397 attached
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Sent from my iPad

To whom it may concern

Re: 16 Bangaroo Street Seaforth: Proposed Child Care

DA 2020/1397

I strongly object to the proposed development for the following reasons:

Noise generation and the loss of quiet neighbourhood amenity

The location of a childcare centre in such close proximity to residential properties will result in a significant increase in daytime noise and activity on the subject site and in the surrounding streets.

I understand that to alleviate the noise there is a plan to restrict the number of children outdoors at any one time and close windows of the building for noisy play – music etc. With children receiving limited time outside each day on a rotating schedule, it is expected that when the kids do get a chance to play outside, they will be extremely excited and noisy. The noise of the door opening and shutting when children and staff need to move in and out of the building for food, toilet etc will exacerbate the problem. The sand pit located close to the adjacent unit block at 2 Worrobil Street will also concentrate noise in this area. What happens on special event days such as Easter hat parade and Mothers Day events, are they all expected to be inside or will management plan rules be constantly ignored?

I note that a 3 metre sound wall is proposed to be erected at the rear of the property to minimise the impact of the occupants of the units at 2 Worrobil Street. Given most of the units in the block are at a higher level, this wall will not be able to contain the noise within the site. In fact it may even create a amphitheatre effect for surrounding properties and those across Bangaroo Street.

The testing for the acoustic report was not carried out beyond the subject property. I think it is imperative that further testing be undertaken from the middle and highest units of 2 Worrobil Street to gain a better understanding of how noise travels in this space.

Privacy and security of children in care

From my property at 3/2 Worrobil Street I am currently able to look directly into the backroom and garden area of the subject property. Better views are gained from the common stairwell to the upper units and from the units 2, 4 & 5. The proposed 3 metre wall will not block this view, therefore there will be risks related to security and privacy for the children and the

centre. Although discouraged, these stairs are often used by local people (non residents) to get through the property to Worrobil Street, potentially exposing the children to further privacy issues.

Traffic, parking and pedestrian safety

There is no plan for staff parking so it is assumed that any staff travelling to work by car will have to park in Worrobil Street which is already and busy narrow street. Local residents already struggle to park in Worrobil Street and do not want this problem to be exacerbated. Garbage and delivery trucks already have trouble negotiating the street safely.

Bangaroo Street is the main thoroughfare for public buses, school buses, local traffic and through traffic using it as a rat run with drivers connecting Seaforth and Wakehurst Parkway to avoid congestion. The roundabout at Worrobil Street is already dangerous with speeding cars and numerous blindspots, and bus stops and blinding morning sun blocking vision of the roads, pedestrians and bike riders. School kids use this street to access Seaforth Public School and due to the steepness and state of the paths, parents with prams often need to travel along the road edge to negotiate their path. I have significant concerns about my safety and that of my local community especially given the number of parents having to enter and exit the proposed parking spaces (backwards) each morning and afternoon at peak times.

The traffic modelling undertaken for the proposal was carried out during covid shut down period when people were not moving around as much. These studies should be undertaken again once covid restrictions are fully lifted to gain a true understanding of the traffic flows in the vicinity.

Increased stormwater runoff and reduced landscaping

Water already travels from the subject property downhill onto properties below on Worrobil Street. The proposal will require the removal of significant soft landscaping including trees and grass to be replaced by impervious surfaces such as concrete and artificial grass. How will the resulting increase in stormwater runoff be managed on the site?

Waste Management

I assume there will be significant waste generated by this proposal and have concerns about where the garbage bins will be located on the property and how often they will need to be emptied given it's a commercial business.

Inappropriate landuse in residential zone and inconsistency with Council policy

1) The use of 16 Bangaroo Street as a childcare centre as proposed is inconsistent with:

- the objective of the zone ' *to ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah*'. That is, 16 Bangaroo Street is characterised by a substantial building set back with landscaped gardens in front. This proposal requires the removal of all vegetation in front of the existing dwelling, and its replacement with vehicular access and parking for 5 vehicles.
- the objectives of the front setback which requires the ' *sense of openness*' to be maintained, as well as the ' *visual continuity and pattern of buildings and landscape elements*', and to ' *protect and enhance the visual quality of streetscapes and public spaces*'. In that regard I note that *development is to 'maintain a minimum setback to road frontages*', and the front boundary setback area is to be landscaped and generally free of any structures, including car parking.

2) The proposal is also inconsistent with Council's policy in relation to Traffic, Access and Safety (C2) in that it will result in unnecessary traffic hazards and vehicular queuing on a public road without adequate on site drop off and pick up provisions, the number of vehicular crossings provided, and the potential pedestrian and traffic conflicts resulting from the design and location of vehicular access to the site.

The applicants have not adequately demonstrated that the location of vehicular and pedestrian access meets the objectives of Council's requirements. No provision has been made for onsite loading and unloading, but more particularly in relation to drop off and pick up of children.

3) The proposed car parking is also inconsistent with the objectives of the control C3 (Parking Facilities) which includes that the site and design of parking facilities are to have minimal visual impact on the street frontage, and are to be designed so as not to dominate the street frontage or other public places. The requirements of this clause have not been demonstrated as per the following:

- There is a need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.
- There needs to be an adequate amount of parking provided, for staff and customers
- The use of stack parking is also inconsistent with the Council objectives.
- There needs to be safe and convenient pedestrian and traffic movement;
- there needs to be adequate provision for manoeuvring and convenient access to individual spaces;

- vehicles need to be able to enter and leave the site in a forward direction;
 - landscaping needs to be provided to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;
- 4) The proposal is also inconsistent with the objective of Clause D1 of Council's DCP related to Landscaping which is ' *to enable planting to maintain and enhance the streetscape*'.
- 5) The proposal is also inconsistent with a number of the principles, objectives and guidelines, articulated by the NSW Department of Planning and Environment's – Childcare Planning Guidelines as follows:
- *Principle 1-Context*, as the development fails to enhance the qualities and R2 Low Density Residential identity of the neighbouring dwellings, streetscape and the neighbourhood.
 - *Principle 5-Landscape*, as the proposal does not result in a development that is integrated with the existing streetscape.
 - *Compatibility with the local character and surrounding streetscape*, as there is limited landscape in the front setback of the site, and the proposed car parking will diminish the local character.
 - *Providing a landscape design that contributes to the street scape and amenity and reinforces local context*. The proposal does not contribute to the street scape and amenity, nor fit in with local context in terms of setting. The development does not result in additional planting in order to enhance the development within the existing streetscape setting.
 - *Incorporate car parking into the landscape design of the site*. No additional landscaping is provided. The parking area and dual access ways limit severely the amount of landscaping capable of being provided.
 - Failure to comply with many of the Planning guidelines indicated in Part 3 of the Child Care Planning Guidelines.

Thank you for your consideration of the issues raised in my submission.

Amanda Magarey

3/2 Worrobil Street, North Balgowlah