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26/04/2022

MR Graham Bruce  
9 Hunter ST  
North Balgowlah NSW 2093

**RE: REV2022/0004 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093**

The parking provisions are still not compliant, not allowing for entry and exit in the same direction of travel"

"The size of the parking spots makes me wonder how anyone would park and remove a child from their vehicle when so close to the other parked car."

"Is reversing over the only footpath on Bangaroo Street, onto a busy road at a crossroads intersection, into the path of oncoming vehicles, all whilst avoiding the adjacent parked car, walls, street sign, and the bus stop behind really something that Council can support as 'worthy of merit'?"

"These parked cars will overlap the property boundary and be a hazard to pedestrians. The survey shows setback of 5.07m to the patio yet the spaces in front of the patio are said to be 5.4m."

"Will parents be sent on a precision parking course? The turning path assessments show cars have to practically touch each other in motion and when parked to (still not) fit within the parking area."

"This location is nowhere near public transport, being 15 minutes away from bus stops as shown in the traffic report. No one is going to walk a 30 minute round trip to drop off their child! Drop off and pick up will be entirely by car. These are condensed into a 30 minute period between 8:00 and 8:30 making up to 24 movements (in/out) in that half-hour period which of course is impossible. The vehicle movement numbers in the traffic report are a fairytale."

Noise

"The peer review of the applicants' noise report submitted to DA2021/0680 clearly shows the report is flawed and that permitted noise levels will be exceeded."

"Why should neighbours and the general community have to look at 3m high boundary walls, just to allow for the noise of an unsuitable commercial development on an unsuitable site?"

"As residents are now using their homes for work, it is totally inappropriate to have all-day outdoor child play areas in the midst of residential streets where noise interference will make it impossible for work from home meetings to be held."

"The extreme noise mitigation provisions of 3m high walls, an onerous management plan, contracts with Parents to 'keep it down' are all you need to know to conclude that this development is not suitable at this location."

"This property is practically touching the homes of neighbours and it is 'the outlook' of the lower ground units behind. To turn this into an industrial site so close to so many homes is not in keeping with the immediate neighbourhood, nor in fact the entire suburb where all other industrial use properties have a wide open perimeter between them and homes. Non have 3m high solid boundary fences around them."

"Non-domiciled properties (commercial instead of homes) invite crime and unsocial behaviour. This is the opposite of why I chose to live in the community of North Balgowlah."

"If a small child care centre with an inexperienced operator fails (as very experienced child care operators predict that it will), we will be left with a commercial property in our residential street that will then be used for who knows what."

"This is the 3rd attempt to get this proposal passed. 152 objections to the last application DA2021/0680, and 6 points of refusal cannot be resolved simply by reducing child numbers by a few places."

Surely commonsense will prevail

"I trust that Councils' previous decision to reject the site as unsuitable for the proposed purpose will be upheld."