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26/04/2022

MRS Cerry Kean
- 3 Worrobyl ST
North Balgowlah NSW 2093

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

I am a resident of 3 Worrobyl Street. Please take into consideration my objections to Application Number: REV2022/0004, 16 Bangaroo Street North Balgowlah NSW 2093.

The previous application that was submitted, DA2021/0680 -, was refused due to six number of refusals. This new revised application, does not include any evidence that these factors will be resolved.

My objections are:

Safety

- The Traffic Engineer Referral Response concludes "The proposal is therefore unsupported".
- The proposed childcare centre's parking provisions are still not compliant, not allowing for entry and exit in the same direction of travel.
- Parents won't be able to enter or exist in the same direction of travel which means they'll need to reverse out on to one of North Balgowlah's busiest roads. It will be a safety concern for all parents that are going to have to exit out from the childcare centre back onto the main street.
- Location of proposed childcare centre is very close to roundabout, and it was installed to improve traffic flow. If proposed centre goes ahead, there will be cars waiting to get into the centre to drop off and at the same time there will be cars reversing out of the centre, this will impact safety and lead to reduced traffic flow on Bangaroo Street.
- Seaforth Public Primary school is situated further down Bangaroo street, young school aged children attending Seaforth Public School are walking and cycling along the footpath outside 16 Bangaroo street. I'm concerned about the safety for these students and for pedestrians of all ages having to zig zag between cars coming in and out from the childcare centre.
- Northern Beaches council approved the removal of parking spaces on Worrobyl Street due to safety concerns raised by residents. Consequently, there will be even less available parking on Worrobyl Street since the cars who usually park on those spots now will be seeking the remaining free spots on the street.
- If proposed childcare centre's designated car spots are full, parents will be looking at finding car spots on the closest streets. Worrobyl Street is the closest one, however, Worrobyl Street does not have a pedestrian walkway. Parents will have to juggle their children and prams on sloped grassed area which will be more or less impossible, so they will need to walk in the middle of the road, since cars are parked on both sides of Worrobyl street. This is another safety concern.
- In the event of a fire, I question if the children and staff of the childcare centre will be able to safely evacuate the property and find a safe assembly point.

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. I'm unable to find any reference in the new revised application stating that this has changed.
- This is a residential area and the proposed centre is in between houses with limited room between the properties. Noise impact should be considered and be realistic and building a 3m barrier will impact neighbors' views and is not compliant with planning guidelines for boundary fences.
- 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?
- 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
- With increased garbage collection required compared to a residential dwelling, it will decrease traffic flow and have an increase in noise level.

Commercial use

- 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.

Application

- 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.
- The Application is so full of inconsistencies that it's hard to figure out what hours, number of children, staff and construction will be done. It appears to be 3m high walls around a commercial site with noise emissions that are too high, and parking that is non-compliant no matter how it is dressed up.
- Suitability for children- would you consider sending your children to a childcare that has a 3m fence. According to report BCA Clause c3.4 states that Activity Area 1 to have its windows permanently closed, and noise abatement measures require "windows and doors of indoor play areas should be kept closed during active high intensive noise activities such as music or singing" which would require the children to be inside most of the day! Additionally, "Activity Area 1 appears to have approximately 4.1m² natural lighting via windows and the front door, whereas approximately 5.5m² is required." which means in fact the building receives inadequate levels of natural light.
- Disability access - the submitted plans do not show that there are steps at the front of the proposed childcare centre and plans do not indicate that there will be changes to these which raises the question whether considerations have been accounted for in terms of disability access, e.g. will a wheelchair be able to enter and exit the premise? The Disability (Access to Premises - buildings) Standard 2010 requires that exits be provided from a building to allow occupants to evacuate safely while also being appropriate for the function or use of the building.
- Privacy concerns - There's an elevated communal walkway through the neighbouring property which does not meet visual or acoustic privacy for occupants and neighbours as it is required to do. From the concealed pathway connecting 1 St Pauls Rd to 2 Worroby Street, anyone who is motivated to do so will have an elevated view of the play areas both indoors and outdoors and be able to watch your small child playing and hear their names called.

I'm a mother with two children, and I'm certainly not against having a childcare centre in our neighbourhood but it must be on a safe site that doesn't increase the risk for accidents to happen or impact neighbours who have invested to live in a quiet suburb not adjacent to a commercial property. 16 Bangaroo is NOT a safe location to host a childcare centre, so the question is to whose benefit is this development?