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28/04/2022

MR Christopher Shaw
7 Serpentine Crescent CRES
North Balgowlah NSW 2093

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

Operating a commercial premises in this site would cause extremely dangerous traffic and pedestrian conditions. The TTPA traffic report contains some erroneous assumptions :

* p8 : "...it should be noted that the PM peak hour traffic generation rate for the proposed development is significantly less than the RMS rate, as the Centre will close at 4:00 pm prior to the start of the PM peak period". This assumes peak traffic happens after 4pm, whereas the nearby Seaforth Public School creates "peak" traffic from 2:30 to 4:00. Applying "general" RMS peak times is misleading and incorrect in this instance.

* p8 : "...unlike a school, parents/carers are able to set-down or pick-up children at times that suit them rather than dictated by a teaching timetable". That is a ludicrous statement - childcare centres are used primarily by working parents, who drop off/pick up kids based on their working day. To suggest dropoff/pickup will be evenly spread across the day is insulting and duplicitous. On p9 the report itself suggests that "up to 20%" of the vehicle movements at the subject site could be "dual purpose", aligned with school drop off/pickup to local schools - the true "peak" traffic periods in this location.

* p9 : "The existing regular gaps provided in the traffic flow along Bangaroo Street by the operation of the roundabout will continue to allow vehicles to ingress and egress the site without any undue difficulty and delay". Those gaps exist now, but will disappear when vehicles are continually reversing out of the subject site, mere metres from the busy roundabout and cross roads. Relying on "existing" traffic behaviour to justify this application ignores the essence of the problem - the "existing" conditions will be disrupted by the new development, and therefore cannot be relied upon to support it.

* p10 : "The existing driveway has been operating satisfactorily in providing vehicle access to/from the site. The nature and location of the existing driveway ensure adequate sight distances are available at these access points". The proposed users of this driveway would change from the permanent residents to an ever-changing parade of drivers unfamiliar with it. Even a cursory inspection of the site would confirm that reversing out of this driveway, particularly for an unfamiliar driver, would be difficult and dangerous, being so close to a busy roundabout and cross road. It is notable that the Turning Path Assessments in Appendix B of the report conveniently crop out the location of the roundabout. Council should request revised turning path diagrams with the roundabout and bus stops clearly visible. Park a bus at the roundabout bus stop, add Seaforth PS traffic conducting 180 degree turns, and then tell me there is "adequate sight distances" to reverse safely out of this driveway.

Pedestrian issues are ignored in the traffic report. There are no pedestrian crossings in this vicinity, and none can be created due to the roundabout. Parents parking on the eastern side of Bangaroo Street would need to run across the road with their children, which would be horribly dangerous - particularly as southbound traffic arrives at this site at speed, down a fairly steep hill.

Summary : Car and pedestrian movements around the proposed childcare centre would be extremely dangerous, and traffic chaos is guaranteed at peak periods (aligned with school peak periods). Traffic disruption around the subject site would significantly impact traffic around the Seaforth Public School, which is already problematic.

Please, please don't allow this use in this site, it is simply the wrong place to have a childcare centre. If a child dies among the traffic mayhem it will be too late to say "we told you so".