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**RE: DA2020/1397 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093**

**Business Plan**

Firstly an observation - if the business plan for this child care centre was in any way based on the idea of a 'park and ride' bus service for parents, given proximity to City and North Sydney bound bus stops, the applicant may wish to re-evaluate the suitability of the site, as sadly the 168 and 168X services cease in December 2020 and I believe these bus stops will be decommissioned.

**Traffic study is outdated**

Secondly the centre's traffic study is already out of date and needs re-evaluation due to the bus services it refers to being largely redundant. The bus routes' cancellation is a big change for the vicinity of the proposed Centre, and will impact traffic, parking and parent and staff amenity.

**Worrobyl St**

Worrobyl 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The (outdated) traffic study refers to an abundance of on-street parking in Worrobyl St. That's not my experience.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, Worrobyl St is a popular rat-run in and out of North Balgoolah. The last thing traffic safety in Worrobyl 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 Worrobyl St needs to be fixed, and certainly before any plan to attract extra traffic into Worrobyl St is approved.

**Bangaroo St**

Bangaroo St (along with Woodbine St) is North Balgoolah'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 Worrobyl St and Bangaroo St's**

As a consequence of the above two points, I believe it would be highly irresponsible for NB

Council to approve a child care business at the intersection of arguably North Balgowlah's two most traffic-dysfunctional streets.

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?

Thanks for considering my concerns,

Matt