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30/04/2022

MRS Janette Hall
- 43 Bangaroo ST
North Balgowlah NSW 2093

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

I am concerned about the implications of the proposed development on traffic volume as well as vehicular and pedestrian safety, being situated as it is extremely close to a roundabout, on a hill, on an already busy thoroughfare street.

The Traffic and Parking Impact Assessment states "Brook Road/Bangaroo Street [is] a local road which is primarily used to provide vehicular and pedestrian access to frontage properties" - this is simply untrue; the street is used by many people as a thoroughfare from other parts of the suburb, as well as from neighbouring suburbs, to access Seaforth Public School, Seaforth village, Manly and Spit Junction through to Military Road, the city and beyond. Neighbourhood residents also use the street to frequent local commercial businesses, e.g. the convenience store on the corner of Bangaroo Street and St Paul's Road, and the Woodbine Street shops.

The fact that there are bus stops located in the direct vicinity of the proposed site may be an advantage for the parents/carers of the children using the centre, but is surely a negative effect for residents - you can be certain that parents/carers will drop their child at the centre and leave their car parked on surrounding streets whilst they catch the bus to work, resulting in decreased parking for residents and more dangerous conditions (see below).

The proposal allows for a very limited number of on-site parking spaces, only 2 of which are reasonably accessible to parents/carers, many of whom will be dropping off at similar times. That is simply not sufficient and will mean that parents/carers have to park close by, possibly on the other side of the street and, as we have witnessed many times, may run across a busy road (which has no zebra or pedestrian crossings) with young children. Further, the car spaces as proposed will necessitate reversing out onto Bangaroo Street into oncoming traffic from both directions. Whilst it is true that there are "Regular lengthy gaps available in the Bangaroo Street traffic flow for vehicles to ingress and egress the site", the traffic that does flow does so too fast, and the vast majority of the time drivers do not stop for us to reverse into or drive out from our driveway. In fact, more often than not the vehicle does not even slow and will overtake or undertake onto the other side of the road to go around us whilst we manoeuvre. Already speed signs are different on opposite sides of the street so people don't even really know how fast they should be going! Parking spaces on the street are usually occupied on either side of most driveways during SD and PU times, which already makes it dangerous for residents to drive in and out of their homes. Increased traffic flow, and an increased number of cars potentially parked in the immediate vicinity, will just make the situation more dangerous. People coming up the hill from Seaforth will often not slow down for the roundabout at Worrobil St and in my opinion it would be an accident waiting to happen if the proposed childcare centre

goes ahead.

The comparison with other local childcare facilities is not just as it does not compare apples with apples. For example, Farmhouse Montessori is on an already-non residential school site with a very wide open space envelope; are not on busy thoroughfare streets with no traffic calming or pedestrian aids; The proposed site at 16 Bangaroo was designed as a residential home, it has a narrow street frontage and does not have sufficient open perimeter around it to not dramatically and negatively affect its neighbours.

None of the reasons that the Council stated in its rejection of the previous proposal(s) of this development have changed, including but not limited to:

- It is inconsistent with Clause 23 of the SEPP Educational Establishments and Child Care Facilities
- it fails to provide compliant off-street parking arrangements for the child care centre
- it fails to respond to the characteristics of the site and the neighbourhood
- It is not able to be a good neighbour
- It does not provide a high level of access to and within the development in a safe manner.

In short, and in the Council's own words, the development of this site "IS NOT IN THE PUBLIC INTEREST".

I trust the Council will uphold its previous decisions and reject this application as unsuitable for the proposed site.