
Sent: 16/05/2022 2:18:45 PM

Subject: FAO Maxwell Duncan REV 2022/0004 Objection 16 Bangaroo Street North Balgowlah

FAO Maxwell Duncan
REV2022/0004 Objection [16 Bangaroo Street, North Balgowlah](#).

Here we are again; yet another attempt to foist the owners/investors unwanted and unneeded childcare proposal onto the community.

I seek to express that the proposal does not comply with Council's Ordinances or Council's Objectives. I have used my skills to investigate and below are my interpretations.

When State zoning laws changed to allow commercial childcare centres in residential streets I am sure this anticipated suitable sites being approved, not narrow sites, in mid-street position near busy traffic intersections, and with inadequate parking provisions.

North Balgowlah - A Garden Suburb

Note : the following ***North Balgowlah Garden Suburb*** comments are attributed to Rapid Plans under DA2022/0265 ***An important characteristic and element of North Balgowlah's significance as a garden suburb is the garden setting of its houses and the flow of garden space around and between its houses.***

This proposal does not uphold North Balgowlah's status as a garden suburb. The garden setting around [16 Bangaroo Street](#) will be eradicated following :

- Erection of 3 metre high boundary walls
- New wider concrete parking slab
- New wider concrete crossover
- Commercial refuse bins

Also, the above detracts from the visual interest of [16 Bangaroo Street](#); greenery is substituted for concrete, openness is eradicated by noise barriers.

The character of [16 Bangaroo street](#), visual and inherent, will no longer be consistent with the local dwellings and therefore not in sympathy with the prevailing streetscape or the garden suburb concept.

In formulating this Development Application no consideration has been given to:

- the sensitivity of the site
- its relationship with surrounding properties
- the unique character of the street
- the nature of the surrounding area.

Present and Future Use of the Residence.

The present use of the residence is as a detached private residence on its own title. The owner/investors seeks to radically change this zoning and operate the residence as a commercial childcare centre. A change of use to Commercial/Industrial is not in keeping with either neighbouring properties or the neighbourhood.

A commercial childcare centre will not create a positive contribution to Bangaroo Street or the North Balgowlah suburb. It will result in a worsening amenity for existing neighbours with a high negative impact on the local amenity and environment.

Noise Barriers

The various heights of the recommended noise barriers do not comply with the Northern Beaches Council regulation. Will the Council abandon its standards to shoehorn a childcare centre into an unsuitable and particularly narrow residential block ?

How can bulky noise barriers ever be made aesthetically pleasing and sympathetic to existing residential properties that surround them ?

Access and Traffic

No due regard has been given to pedestrians and safe vehicular access/exit.

This site is too close to neighbouring walls, the roundabout, a busy intersection, school bus traffic to introduce dangerous car manoeuvres, some in reverse, at prime traffic time. Children especially do not possess the visibility of adults to a car driver.

Conversion of this property into a commercial childcare centre will have a detrimental impact on traffic flow; cars will stack up on Bangaroo Street behind parents indicating to wait for a parking space.

Privacy, Views and Outlook

[16 Bangaroo Street](#) is the narrowest and most overlooked block on Bangaroo Street.

Consequently, this proposal will have a severe impact on the visual and acoustic privacy of adjacent properties.

Solar Access and Overshadowing

The site follows the slope of Bangaroo Street. The location of the proposed noise barriers will minimise the northerly solar aspect with non-compliant impact on neighbouring properties.

Sent from my iPhone