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To: DA Submission Mailbox
Subject: Online Submission

08/06/2022

MR Matthew Longmore
- 4 Worrobyl ST
North Balgowlah NSW 2093

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

Dear Sir/Madam,

Once again, I would like to object to this proposal.

I would like to object on a number of fronts, firstly safety:

As a parent of children of local schools this proposal will cause additional issues to an already unsafe space.

My son attends Seaforth Primary and crosses the road at the "Worrobyl /Serpentine / Bangaroo" roundabout. This is already a busy area due to traffic coming up from the school to turn around in order to be able to drop off kids on the school side of Brook Road.

This proposal will add more traffic coming into this zone with the entry to this proposed childcare only meters from the already busy roundabout.

Currently, parents of private schools are pulling into and parking in Worrobyl Street from the roundabout in an already busy street to drop off their children for the private school busses that stop at this roundabout such Ravenswood and Pittwater House, this in addition to the school busses 655, 730, 613 and the city bound busses that stop directly across from the proposed development.

This increase in traffic, mixed with additional cars, busses and small children, busy parents, people walking dogs, crossing roads etc is a recipe for disaster.

Approval and advancement of this proposal by the council will potentially cause another incident not unlike the Sophie Delezio's accidents on Frenches Forest Road in early 2000's.

Secondly, the change of use of this residential space to a commercial one, if approved, will only lead to further and future opportunistic proposals that will turn our peaceful residential community into an environment where the cash rich exploit the governing rules to profit only themselves.

This property would return a handsome rental in this market - why is this business concept being pushed so hard as opposed to the rental investment benefits it could achieve. I can only think it's a dollar motivation opposed to that of offering a community service such as child care (in an area that already has other suitable options available).

My wife and I have been residents and home owners in Worrobyl Street for over 15 years, we have raised our children, used day-care, preschools and now local primary and secondary schools - there is no need for this business in this area, there are plenty of other options.

This proposal with its reduced numbers (not that it can clearly represent what this actually is) and farcical cost recovery model will only result in an overpriced business either failing or setting a precedent of raised living expenses - a topic that the current community and government is working to alleviate and one I would think my local council would also do its part in not encouraging.

STOP an unsafe proposal from progressing, STOP degrading our peaceful residential space,
STOP commercialism eroding our community - STOP the 16 Barangaroo proposal.
Regards,

Matthew Longmore