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08/06/2022

MS Dympna Baker
2 - 2 St Pauls Rd St Pauls RD
North Balgowlah NSW 2093

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

I would like to lodge my objection to the amendment application as follows:

- 1) Traffic/Parking - Bangaroo St is a main thoroughfare for North Balgowlah. Increased traffic activity during peak hours will increase the risk of traffic incidents and potential danger to pedestrians. With lack of suitable parking and residents parking on the street there is a significant possibility of double parking or using the bus stop during the drop off which will cause traffic hazards.
- 2) Commercial Use - the surrounding properties and this property are all residential premises at present. Converting this property into a commercial use property will change the landscape/appearance of the area and increase noise.
- 3) Increased Crime - The premises will be unoccupied ~70% of the time which has the potential to invite crime and unsocial behaviour. Clear sightlines assist in creating a safer environment whereas high walls and barriers (like the proposed 3m walls) obscure sightlines and can increase the likelihood of crime.
- 4) Not required to service the area - School enrolments are down, and existing local centres have vacancies. The financial viability of a 12-child centre that opens from 8:30am to 4:00pm is questionable. Real concern that if approved a further application will be made to increase to child numbers and hours which will exacerbate the issues with parking/traffic/noise/crime.

This application/s are ambiguous and filled with inconsistent information - the fact that application has been lodged/revised ~6 times now would indicate that it is ill-conceived and totally unsuitable.