
From: Lisa Mozes
Sent: 25/08/2022 6:05:47 PM
To: Council Northernbeaches Mailbox
Subject: ATTN Maxwell Duncan DA2021/0680 REV2022/0004

Lisa & David Mozes
20 Bangaroo Street
North Balgowlah
NSW 2093

25th August 2022

Attention: Maxwell Duncan

**REV2022/0004 RE-NOTIFICATION
DA2021/0680
LOT 111 DP 11936**

Revised DA 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

1) The proposed site is dangerous and inadequate for a child care centre of any capacity.

16 Bangaroo Street is situated on top of a roundabout. This roundabout was installed within the last 10 years with one objective - A TRAFFIC CALMING DEVICE. Unfortunately it has done little to slow traffic in the area.

Bangaroo Street is a narrow street that has become increasingly busy over the last 10 years. It is a thoroughfare for larger vehicles as it is one of the arterial roads servicing North Balgowlah. 16 Bangaroo Street is situated directly opposite a Bus Stop, The Bus Stop reduces available on street parking but more importantly is a hazard for visibility.

The extra traffic is too much for the location and will increase congestion in both directions on Bangaroo Street and surrounding Streets.

The cross roads of Woorobill Street and Serpentine Crescent being significantly impacted. Bangaroo Street is too narrow and speed limits confusing, some areas of Bangaroo Street are 40KMPH, others parts are 50KMPH.

Even the lower limit of 40KMPH is too fast when cars are parked on both sides of this narrow thoroughfare.

The Road is a dangerous one with limited visibility and cars travelling at speed due to the steep hill North and South of the proposed site.

2) Car park development plan for 16 Bangaroo Street is dangerous and inadequate.

The block is very narrow and not suitable for the commercial proposal, the onsite parking is limited and there seems to be some misleading information regarding measurements in the current survey in and around the parked cars that does not seem to comply? This important detail has been picked up by the The Northern Beaches Council Traffic Engineers Report that does not support the development. We can't see how any amendments to the proposal in future can rectify this situation. the parked cars simply do not fit with adequate space around them to the property boundary.

3)Fire evacuation procedure

The tight squeeze around the onsite parked cars could have a negligent safety outcome should staff and children need to make a quick exit.

The suggested Muster point is unsafe and inadequate for 12 3-5 year olds and 3 staff on top of the roundabout. the council strip is too narrow to be safe.

in conclusion after nearly two years of objecting my husband and I would like to once again voice our concerns & pen our lack of support to the latest 'amended' plans for the development proposal at 16 Bangaroo Street. We can not fathom why this proposal is still being considered at great cost and time to Council and the rate payers of the Northern Beaches?

To highlight the absurdity of said proposal we only need to refer to The Northern Beaches Councils current Traffic Engineers Report (dated 23/08/22).

This damning document goes to show the lack of understanding, care and poor judgment by the developers to make this site viable.

This site is simply not right for any kind of commercial venture, this is a residential home located in a residential neighbourhood.

The revised plans do not address the issues many local residents have raised around suitability of position and safety of the children attending the proposed development and the local children commuting on scooter, bike or foot to and from the local public schools.

We trust Council to listen to the communities concerns and make the right decision based on the safety of our children.

Lisa Mozes



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