
Sent: 7/06/2021 10:12:54 AM
Subject: Objection to DA2021/0680
Attachments: Objection to DA20210680 - Sinan Kaya.pdf;

Hi Penny,

Hope you are well. Please find our objection to the proposed childcare at 16 Bangaroo Street. Please let me know if you have any questions or would like to have another site visit.

Regards
Sinan Kaya
0407 067 964
18 Bangaroo Street, North balgowlah

Objection to DA2021/0680

Traffic and safety of our children

- The facility will unnecessarily increase the volume of traffic in an already busy thoroughfare; the number of child placement proposed has the potential to create over 300 traffic movements during the working week
- Bangaroo street is a busy street. Because of the speeding cars a roundabout has been built 20 meters away from 16 Bangaroo street to slow down the traffic. This location is not suitable for drop offs. We are also very concerned about kids riding bicycles on this sidewalk as it is the only sidewalk on the street. It is already quite dangerous to get in and out of carports. Daily drop off and pickups is a recipe for disaster.
- It is a quite narrow street for the amount of traffic. If there are cars parked both sides in most cases, you need to stop and give way to the other vehicle or vice versa. Weekly bin collection times are already a struggle.
- Parking is quite limited because of the proximity to the roundabout, bus stop and the width of the Bangaroo and Worroobil Streets. Currently there is less than average one spot per house on street parking available.
- Finally, the proposed car park plan is not suitable for this location as planning to park 3 cars on such a tight space on a high traffic road is unrealistic. For a car to be able to park on a tight spot like this the entering radius has to be quite big and any driver wanting to park in the proposed spots has to navigate through cutting the other lane and quite possibly with multiple manoeuvres. If you take the leaving cars, waiting for a spot on the side of the road and pedestrian traffic into consideration it is very easy to see the impossibility of the proposed development.

Acoustic privacy

- Acoustic monitoring was conducted at 15-24 June 2020 which was within school holidays as well as Covid lockdown period. Also at the time of the acoustic report there was 4 meter high 1.6- meter-wide hedging around the property. These trees have been removed and currently there is nothing preventing noise between neighbours. That's why it is not a realistic measurement in terms of background noise levels.
- As someone who lived next door of 16 Bangaroo street with the tenants living in it we heard the footsteps of the occupants regularly although both sides were inside while the doors were closed. Acoustic report doesn't take this into consideration. It has been done without any occupant in 16 Bangaroo Street.
- Acoustic report doesn't take into consideration that the site is a sloping site. In this case any type of sound proofing barrier on the north side has to be built over 4 meters high. This has view blocking implications as well as blocking sufficient sunlight for the children.

Current 1.8 mt fence is not even visible – 18 Bangaroo side



- As stated on noise report 4.2.1 outdoor play time noise levels will be much higher than anticipated even if they can manage to limit outdoor play time by 2 hours, based on the recommendation (8 children outside at a time). This means 3 lots of children outside on a high noise level 6 hours a day. Totally unacceptable for people living next doors.
- Worst case noise predictions (Noise report 4.2) are completely unattainable. There is no way of distributing children on certain spots on certain numbers. I's not possible to stop additional children running at the backyard.
- It is clear that the noise report has been carefully modified from it's previous version to make the proposal acceptable without a base. It is obvious that the noise emissions will exceed the acceptable limit for the surrounding neighbours and the proposed property is not suitable acoustically for day care facility.
- **Mechanical Plant Noise:** Proposed exhaust fan will be blowing straight to the property at 18 Bangaroo Street. These 2 properties are extremely close to each other, and noise will be quite high. Also, the fan is blowing towards to the opening of the bathroom ventilation of 18 Bangaroo Street.
- The fact that the actual report finds that there is a need for a noise management plan confirms that the site is unsuitable for a childcare operation. Best noise management plan is to stop the noise on the actual planning stage. All the inclusions on the so called noise management plan such things like keeping the windows closed while singing, distributing children certain parts of the house on certain hours and asking parents to keep their children quiet are nothing more than wishful thinking and not applicable to real life. Any parent or someone who has dealt with children knows that the screams and crying children is a part of a drop-off routine. Informing parents is not a solution to this as they don't want the screams and cries as much as anybody around. It just happens. The only way to stop

this is not to have the childcare.

- **Acoustic privacy conclusion:** There is no realistic solution to protect acoustic privacy of the next door houses apart from not going ahead with the proposed childcare.

Statement of environmental effects

- As stated on the proposed document there is not enough parking suitable to have a childcare facility on 16 Bangaroo Street.
- 16 and 18 Bangaroo street houses are extremely close to each other. Side boundary setback is 800 mm, not 900 mm as stated on the actual document. Please see the photo below.



- Access to sunlight - this report doesn't take into consideration of the adjustments about the increased boundary fence height required by the acoustics report. It is possible that with the proposed high walls there won't be enough direct sunlight.
- There is very limited visual privacy between blocks. From all three sides. This is not ideal for children as well as neighbours. A potential childcare will be overlooked by neighbouring properties as well as overlooking at them from various angles.
- Proposed full shade cover for the backyard will close the view of the house at 18 Bangaroo street and create excessive shade for the houses located at 14A and 14B Bangaroo Street because of the slope.
- The problem of waste generated by the facility and its impact on surrounding residents is not addressed adequately in the DA proposal. The facility is obviously going to generate considerable waste that is inappropriate for a residential zone. For instance, the DA

proposal makes no mention of how the facility plans on dealing with the large volume of soiled nappies and the associated smell and flies it will attract; it can only be assumed the operators intend disposing of soiled nappies via the domestic red waste bins which, given the bins are only emptied once per week, has the potential to create an environmental hazard and odours (particularly in summer) that is unsuitable and inappropriate for a residential area.

- Zoning: We already have a number of shops 40 meters away and it is a concern that with additional childcare, the area will be drifting away from its residential zone status. In our opinion the operation of a childcare centre in the current zoning is totally inappropriate and council has, for very good reasons zoned the area to specifically not allow such activity; there are zonings within the North Balgowlah area where such a facility can operate without compromising the surrounding neighbourhood and council will be setting a dangerous precedent if they grant approval to this development. It will potentially open the council to legal challenges for other developers to place inappropriate development in residential communities.

Conclusion

It is our opinion that the primary reason for the location of the development in a residential area is to maximise financial gain for the owner/s at the expense and wellbeing of the surrounding residents and shouldn't go ahead.

Sinan Kaya
18 Bangaroo Street, North Balgowlah