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Subject: Online Submission

20/07/2021

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RE: DA2021/0680 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

Further to my objection of the previously withdrawn submission for the same property I would like to lodge my objection to DA2021/0680 as I believe the site is inappropriate for the proposed childcare centre. Very little has changed from the original submission and the reasons for the first objection remain current and the potential impact on the residents unchanged. My objections in summary are as follows:

Parking

The site area and width are not enough to accommodate appropriate parking for the proposed development. The development proposes 3 parking spaces on the street frontage. This will create congestion in Bangaroo Street and other surrounding local streets it is inappropriate to rely on on-street parking for the parking needs generated by a development and the required parking should be accommodated on site. The proposal only has a net increase of 1 parking space onsite.

As a resident of St Pauls Road, I am concerned about all day parking by parents who will utilise the recently reinstated Wynyard service. Given the steep gradient west of Hunter Street childcare users will not park there so if they leave their cars and catch public transport this will impact the local residents. Working from home is far more prevalent and will continue to be the case. There is an older style apartment block with limited onsite parking, these residents already park on St Pauls Road along with other residents in the immediate area, at times this area is very congested with reduced vision for reversing from driveways so increasing street parking during the operation of the proposed childcare centre will impact an already congested area further.

Driveways and safety

Concern about the safety of pedestrians and children entering or walking past the facility and foot traffic to and from the bus stop which is in close proximity to the proposed centre. It has not been demonstrated that there will be safe pedestrian access to the facility. It has not been demonstrated that the pedestrian entryway between the two driveways will provide safe access to the centre.

Roadway

Bangaroo Street is lined with trees, the street is extremely busy, and it is a through road for local residents. The proposed childcare centre is approximately halfway up the hill between the Burnt Bridge Creek and Woodbine Street it is of great concern that approaching vehicles will not have clear vision of vehicles exiting the proposed parking area. Vehicles queueing to use

the proposed parking area will cause congestion and a traffic hazard as vehicles attempt to move around the waiting vehicles. Vehicles will also be reversing onto the road in close proximity to a busy intersection.

Noise

The site is of an insufficient size to provide appropriate mitigation measures to the noise impacts. Childcare centres should be located on larger sites where setbacks from play areas can be implemented to manage noise where there are adjoining residential uses. The proposal suggests limits of children allowed to play outside, and keeping the windows and doors closed - how will this be policed and is this an appropriate environment, it actually just highlights that the site is not fit for purpose.

Change of use

Concern over setting a precedent for commercial applications from any property in North Balgowlah. The few commercial areas of North Balgowlah are corner blocks - 16 Bangaroo Street is not - it is mid-block it does not have dedicated parking it is not adjoining open green space and does not have a wide perimeter to adjacent homes.