
Sent: 1/07/2021 9:54:05 AM
Subject: Online Submission

01/07/2021

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

I object to this Development application for the following major reasons:

- 1) I understand the land is not zoned for child care facilities. Rezoning the land will allow future precedents being set of rezoning including boarding houses.
- 2) I understand there are plenty vacant childcare places around the northern beaches as they have been advertised regularly. Many current existing childcare centres have been struggling to fill up due to parents working from home. Has a survey been done on this to justify the need for extra childcare?
- 3) The site will be noisy and the proposal is surrounded by dense residential living. It will be noisy for those direct neighbours, especially through these times of many working from home. Has the acoustic report and reference codes taken into account these covid times where more people work from home? The suggestion of monitoring access to only 8 children outside at anyone time as suggested in the report to minimise noise is near impossible to manage and track, even if this is a condition of approval.
- 4) The parking suggested in the traffic report is not how parents will really drop their kids off to a local community childcare centre. Extremely unsafe proposal for cars to be reversing out from the proposed car spaces into a busy street and footpath when kids are involved. Parents/Carers will street park as this will be the most convenient for them. Bangaroo Street is not safe at all in peak hours and has no available safe pedestrian crossing when parked on the eastern side of Bangaroo Street.
- 5) The traffic report is modelled on 45% of families walking to the centre and appropriate footpaths. Surrounding streets especially St Paul's Road does not have any footpaths. Eastern side of Bangaroo St does not have any footpaths to walk children to the proposed site. Hunter Street does not have any footpaths.
- 6) The traffic report has not been modelled on the 168X being re introduced. This will have major effect on the traffic report in particular safety of children crossing roads and available parking inpeak hours in St Paul's and Bangaroo Streets. The 168X (peak hour bus) bus stop is directly opposite the proposed driveway where cars are proposed to reverse out in drop Off/pickup peak hours.
- 7) The traffic report should not model the two bus routes: 141 and 172X as these routes and times are changing. Also it is very rarely that a local community childcare centre that kids will arrive on bus to attend the site. They generally arrive by car or walk and the traffic model should reflect this.

8) The traffic report has failed to model the numerous school buses that go north up Bangaroo Street, left into St Paul's and then right in Hunter Street in the mornings and afternoons. These are the Pittwater House private bus, Stella Maris and St Augustine public buses to name a few. The times for these buses is peak hour times when kids are proposed to be dropped off in the morning and picked up in the afternoons. The surrounding streets to this proposal is extremely busy and unsafe at the proposed drop off and pick up times and this should be taken into account.