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**Subject:** DA/2020-1397

Lisa & David Mozes  
20 Bangaroo Street  
North Balgowlah  
NSW 2093

6th December 2020

**RE: DA2020/1397 LOT 111 DP 11936**

**16 Bangaroo Street NORTH BALGOWLAH NSW 2093**

**1) This is a dangerous and inadequate position for a child care centre.**

1.1) 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. It has done little to slow traffic in the area, cars fly over the top of this roundabout regularly and at great speed, far greater than the limit. There has been a number of accidents on the roundabout.

1.2) Bangaroo Street is a narrow street but has becoming 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.

1.3) 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 with the proposed 5 car driveway on site and constant reversing of cars onto roundabout and Bus Stop during peak hours.

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

1.5) Bangaroo Street is too narrow and speed limits confusing, some areas of Bangaroo Street are 40KMPH, others parts are 50KMPH.

I brought this up with Council some years ago. I learnt the reason for the discrepancy in speed limits was due to some of the Bangaroo Street being in Manly Council and other parts were under the jurisdiction of Warringah Council?

1.6) 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**

2.1) The block is very narrow, not suitable for the commercial proposal.

2.2) The measurement for 5 cars spaces has been grossly underestimated in my opinion.

2.3) The proposed development of a 5 car, carpark at the front of the house is not in keeping

with the streetscape.

2.4) I'm not sure the concrete car park would comply with Councils soft / hard surface ratio for rain run off since there is little soft surface at the back of this block?

2.5) On-site staff parking has not been considered, thus putting added pressure for parking in surrounding streets.

### **3) Less demand**

3.1) Less movement in house sales within the suburb means fewer young families moving into the area. There is less demand in this suburb for a Child Care facility.

3.2) Because of the fact there are fewer young families that reside within the suburb, we can assume the majority of families will be travelling by car from outside of the suburb.

### **4) Acoustics**

4.1) It is important to acknowledge at the time of the acoustic testing there was an 8 foot high x 3 feet wide, lilly Pilly or similar dense hedging between number 16 and 18 Bangaroo Street which has now been entirely removed.

### **5) Possible decrease in property value**

5.1) Prospective buyers will expect a reduced market value for adjacent and surrounding properties, our one and only asset.

Lisa Mozes

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