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**From:** Lisa Mozes  
**Sent:** 9/05/2022 5:39:28 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** REV2022/0004 - Maxwell Duncan

Monday May 9<sup>th</sup> 2022

**Attention: Maxwell Duncan**

**Application DA2021/0680**

**REV2022/0004**

**16 BANGAROO STREET NORTH BALGOWLAH 2093**

We have lived at 20 Bangaroo Street for 14 years, in this time my husband and I have seen a dramatic increase in traffic, local cars and a thorough fare of other private and commercial vehicles using Bangaroo Street as a rat run to pass through to other suburbs at speed.

During this time there has also been a marked increase in parked cars (on both sides of the street) making visibility terribly poor when reversing out of the driveway.

The street is narrow, cars & utility trucks frequently speed too fast up and down.

Bangaroo Street is not suitable for speed bumps, a few years ago the RTA consulted with the locals (including the owners at #16 Bangaroo Street) seeking out recommendations to calm the traffic down for safety purposes, the small roundabout situated on the junctions of Bangaroo St. Serpentine Crescent and Worroobil St. was decided upon to help slow down the traffic from the North and South. This roundabout is located on top of the Proposed site.

To clarify this mini roundabout wasn't put in to keep the flow of traffic moving but specifically as a TRAFFIC CALMING DEVICE to SLOW THE SPEEDING TRAFFIC thus highlighting the fact that Bangaroo Street has had significant traffic and speed problems for many years prior to this development proposal and at this exact location. There is also a bus stop directly opposite the site compounding safety issues. In short this proposed location is not suitable for a commercial child care facility.

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**7.0 Conclusion:**

The proposed Child Care Centre development at 16 Bangaroo Street in North Balgowlah will present as a suitable outcome for the local area.

**This is NOT the case as the site is most unsuitable for a commercial venture.**

**The ageing demographic of the area and a decrease in young families entering the suburb is also to be considered by the developer.**

The proposed Child Care Centre will not present any unsatisfactory traffic capacity or safety-related implications.

**There will indeed be safety-related implications and to deny this is biased and irresponsible. Reversing over the top of a foot path and onto a busy street directly opposite a bus stop, 5 meters from a roundabout during peak hours is not to be underestimated.**

The proposed widening of an existing access is adequate and safe for the proposed development.

**How can additional traffic reversing onto a footpath during peak pedestrian traffic (children walking to and from school) be spun into a positive suitable outcome? The widening of the hard surface area (driveway) over the council strip also sets a president on the street. Can we all widen our driveways? This will not fit in with the street scape.**

## **12. Fire Evacuation**

The Evacuation and meeting point is to be at the corner of Bangaroo Street & Worrobill Streets. There is a large median strip that can accommodate children and staff.

**I have grave concerns regarding the safety of the children if there ever came a time for evacuation from the centre the suggested Muster area is in a worrying position directly on top of the roundabout (aforementioned traffic calming device). If Council were to peruse other childcare/commercial facilities they would see areas used for Muster points are much more significant in size and positioned away from roads. This has not been thought through? The Council nature strip is insufficient and unsafe to muster such small children with a ratio of 1 adult to 5 children.**

In conclusion this is simply not a safe or suitable position for such a proposal. It seems the safety of the children is being overlooked by the developer?

It is disappointing the general public must have to point this out to the developers and council for a third time. The fact that the developers are so persistent highlights their lack of judgment, understanding and the care necessary to embark on such a venture.

I trust the system to be true and fair and that the previous Councils decisions with be withstanding. Approving such a site would be negligent.

Sincerely

Mrs Lisa Mozes

