

DA 2022/0004

Dear Maxwell & Panel,

Please find attached my objections to DA 2022/0004.

As previously communicated these investors are not community minded and this poses a real risk to our community this Proposed development will have a big impact to the Neighbourhood and to my personal living environment, as these investors live outside of the area they are not impacted at all hence their lack of consideration.

My Main concerns are the change of use, to commercial use it is unwelcome in this location, the Danger for children on a very busy road that has had many accidents already on the roundabout, and we already have parking issues, and the Noise for residents that are close to number 16 like me who are now working from home due to the changes post Covid.

I am also very concerned about the Barriers the investors wish to put in place just so they can have a business this will have a major impact on my ascetics to my outdoor area, and will be creating additional shade surely this compound like barrier is not in line with a residential suburb. I do not want addition shade in my yard and have planted accordingly for plants that require sunlight.

The community has really come together to object to this development for a third time, I don't think the **investors** are getting the message that the community does not want this development they are financially driven unfortunately and while they can amend the numbers they can't amend the location and impact the change of use will bring with additional crime and unwanted graffiti which we have seen on other local Childcare centres.

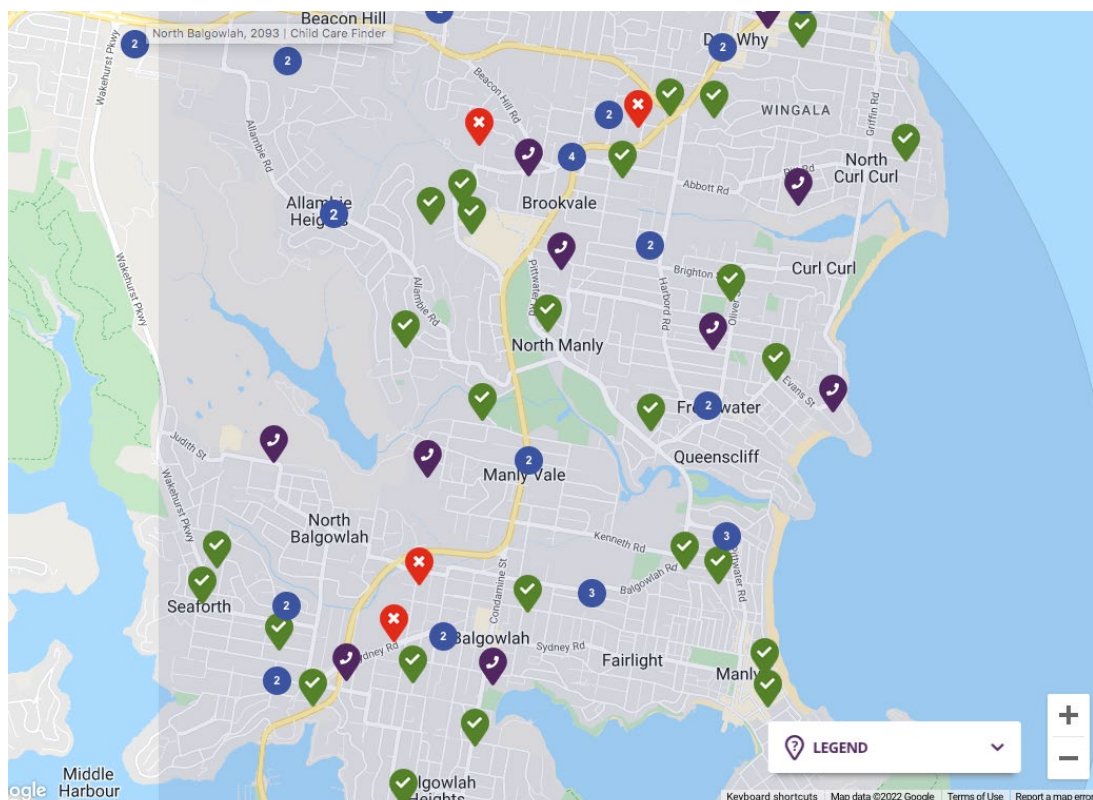
What we don't want is a "Told you So" when a child is hurt this would be the worst case scenario for the Council and for the Investors as I would imagine given the amount of objections this would pose grounds for legal action.

They have demonstrated throughout this process that they lack attention to detail and are continually trying to cut corners why would this be any different should this get approved on how they would run a business, the Management plan is full of fluff.

There also seems to be adequate spaces available in local Childcare centres lets support those that are already open.

Thanks
Michele Percival

Local Childcare Availability



Please note the Green ticks have availability, the numbers represent amount of Childcare centres that have vacancies and the phone represents call for Availability. the red means no availability.

Response to Traffic

- There is a risk of reversing out onto a very busy roundabout at 8am - 830am for drops offs and 4pm – 430pm for pick ups which is the busiest times on Bangaroo street with Buses, cars and people at a Peak time on this street I personally have had many near misses on this roundabout.
- Pedestrian safety is a concern a large number of children ride their bikes to and from school and use this footpath daily reversing over the footpath is an accident waiting to happen
- Mothers with Prams also use this footpath and will need to use the road should a car be parked or reversing this is an accident waiting to happen and is a real concern for me
- Bangaroo street is classed as a “ Rat run “ is to the Wakehurst Parkway, which brings extra traffic in peak times I have experienced traffic issues pulling out of my driveway and entering the roundabout.
- The Traffic on Bangaroo Street has increased over the time I have lived here The Roundabout was put in to slow down traffic but it has seemed to have them speed over the top of it at times and cut across it, Just stand outside at N16 the development site at 830am and 4pm and see for yourself
What goes on in Peak times I would suggest the Panel do this, not sure if you have done this Maxwell?

Response to Parking

- There is minimal parking on the adjoining streets I have had cars park over my driveway on a number of occasions and with the return of the 168 Bus many cars are now parking in this street to get the bus to the City, as there are no limits to parking times

this creates some concerns for me trying to reverse out of my driveway with restricted visibility

- The Investors have advised they will have 3 car spots I am at a loss as to how this will be managed given the space allocated do they only employ staff that have very small cars
- Drop off times are not realistic they are a “perfect World “ scenario

Response to Noise

- Given the impact of Covid on my work environment I am now working from home the noise is a concern for me this will have a major effect on my life as my role demands me to work long hours as I do a global role and work in International time zones that has at times me aiming to sleep through the drop off times from 8am-9am.

- The other impact is noise during Australian Business work hours given the close proximity of the houses the impact of the noise and playing times are over a time that requires me to host calls with my clients I can NOW hear noise so I can only imagine what this will be like should this go ahead.

Noise Management Policy

If children are yelling or screaming, educators will redirect the child to quieter play.

My response to the above comment

- The above is not a realistic strategy I am sure every parent in the world would like to understand how you “Redirect to quieter play”

Response to Privacy

No 16 Remarks below:

* The development has been designed through detailed site analysis to ensure that appropriate privacy is maintained between adjoining development through building design and orientation, the appropriate use and the inclusion of fixed privacy screen treatments where necessary. The use of integrated privacy attenuation measures and orientation play areas ensure that no direct overlooking opportunities will exist towards neighbouring properties. In this regard appropriate privacy and security will be maintained between adjoining developments

My response to the above comment from the application

- The development site at number 16 is backed by a unit block the Childcare centre's back playground is in Full View from a walkway and a communal stairway from the block of units directly behind the Proposed Childcare centre.

Response to Waste Management

This will impact me greatly personally I have a big concern as my bedroom is right next-door to the bin location.

The Investors note that this will be collected as residential waste however it is a fact that Commercial premises produce more litter than residential premises.

And given this is a Industrial/commercial site we know this is not possible therefor the out of hours Bin collection will pose a noise problem for me located immediately next door with noisy reversing commercial waste trucks at who knows what time of day.

Also the increase of smells and rodents is a concern, given the very close proximity to my house next door.

I would like to review a waste management plan as per the council requirement.

Concerns Increase to Storm Water

16 Bangaroo Street follows the downward slope of the street; my property adjoins the boundary of Number 16 and is lower. In heavy rain, torrents of water runoff from uphill properties downhill, much of the stormwater running down Bangaroo Street eventually runs onto my property. It runs out of the street gutter over my nature strip, down my driveway and into my garage, which is under my house. Recently my garage flooded from incoming storm water, my Grass is still holding moisture.

Each time there are additions, new granny flats, extended driveways to houses above mine on Bangaroo Street the volume of stormwater onto my property increases due to lack of soft landscaping.

Despite this DA eliminating 50+% of existing grassed and garden areas of 16 Bangaroo Street no stormwater plan exists to adequately dispose of runoff created by the installation of artificial turf plus the construction of a wider front-of-property concrete slab.

The sediment and erosion control plan seems to apply to the construction period only. If so, what is going to prevent the increase in run off post construction? If the grass bales and star pickets are proposed as a permanent measure, does this comply with requirements of a childcare centre, particularly flammability surrounding the play area? Will it be adequate and how will increased front runoff be captured?

Furthermore, how will Council ensure that the investors current front lawn is not substituted with artificial turf in the future, which will further exacerbate the already inadequate stormwater position?

Concerns to change to Suburb

North Balgowlah is a garden suburb.

As quoted by Rapid Plans ** previously:

An important characteristic and element of North Balgowlah's significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

Not sure that Rapid Plans is being very consistent with their recommendations

****Note - following ***North Balgowlah Garden Suburb*** comments are attributed to Rapid Plans Building Design and Architectural Drafting under DA2022/0265

The change of use is a major concern and I have noted throughout the Many objections that it is Major concern for the local community and why many families have chosen this suburb to live in due to the NON commercial feel so take your money making business to Brookvale there are plenty of Industrial estates that are currently offering cheaper rent and reduced sale prices due to oversupply.