
Sent: 8/12/2020 9:24:58 PM
Subject: DA2020/1397 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093
Attachments: Objections.docx;

Dear Penny

Please find attached our submission re DA 2020/1397

I look forward to hearing from you.

Best

Rebecca Engel
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12 Bangaroo Street
North Balgowlah NSW 2093

8 December 2020

Dear Penny

RE: DA2020/1397 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

I am writing to strongly object to DA2020/1397, on the basis of;

1. Significant negative impact to the residents in the immediate area due to traffic, parking, noise pollution and storm water run off.
2. The inappropriateness of the location for the Facility, breaching the Child Care Planning Guideline August 2017 3.1 C1 and C2 for Site selection and location.
3. The Facility provides little value to the wider community due to the hours of operation (***Drop off and pick up window***), age range of children and Facility features.
4. Requirements that the Facility will need to meet in order to have the DA approved may lead to the ability for Little Gems to continue to comply with parts of the Child Care Planning Guideline August 2017 (CCPG)

Therefore, the significant disadvantage to the residents in the immediate area, is not outweighed by any perceived benefit to the wider community.

Additional points

- While I appreciate that increasing the number of childcare facilities is of community concern, the business model of this facility will do little to manage this issue. I have a 1 year old child and the hours of operation, age range and facility features does not meet my needs nor the needs of the mothers within my local mothers group. Therefore, the facility provides little value to the community.
- ***“Drop off and pick up window”***
Throughout the reports, reference is made to the hours of operation being between 8.30am – 4pm. However, the Statement of Environmental Effects indicates that to manage traffic and parking availability *“Parents will be allocated a 10 minute drop off time in the morning and 15 minute pick up time in the afternoon. The timeframes for pick up and drop off will be agreed in the Little Gems contract.”* Within this letter, I will refer to the Drop off window being 8.30am to 9.30am and Pick up window being 2.30pm to 4.00pm.

Our specific objections are outlined below.

Statement of Environmental Effects

Reference	Statement	Objection
Page 6	The site is well serviced with public transport with a bus stops located directly opposite the subject site and to the south, adjacent to the corner of Worrobil and Bangaroo Streets.	<p>This is an overstatement.</p> <p>The location is serviced by two bus lines and it has been proposed that these bus lines will cease on 20 December 2020 and no longer stop outside the facility.</p> <p>Refer Traffic Report objections for greater details.</p>
Page 7	The childcare centre is to cater for 24 children and 3 staff members. The proposed hours of operation are from 8.30am to 4pm, Monday – Friday.	<p>The hours of operation do not provide valuable service to working families.</p> <p>Drop off and pick up window is within these times to manage the traffic flow (as stated in the Statement of Environmental Effects 3.2) therefore reducing the value to the community.</p> <p>The ratio of children to staff members will mean that no staff member can have a break during the day.</p>
Page 7	The centre will only be intaking children between 3 and 5 years of age.	Only taking children 3-5yrs of age reduces value to the community.
Page 10/11	Traffic, Access and Safety DCP Controls C2	<p>The statement that the DA is Compliant is incorrect. It is also non compliant with Child Care Planning Guideline August 2017 (CCPG) C1 and C2.</p> <p>There are significant issues with the report. Refer Traffic Report objections for greater detail.</p>
Page 11	Parking Facilities DCP Control C3	The statement that the DA is “worthy of merit” is incorrect. It is also non compliant with CCPG C1.

		This is based on the Traffic Report which contains significant errors and the onsite parking plan that is both structurally and operationally flawed. Refer Traffic Report and Master Plan objections for greater details.
Page 11	Noise DCP Control D3	<p>The statement that the DA is Compliant is incorrect. It is also non compliant with CCPG C1.</p> <p>This is due to the fact that the mitigation measures recommended would mean non compliance with;</p> <ul style="list-style-type: none"> • Access to Sunlight DCP Control D6 (refer page 12) • CCPG Section 4.4 Ventilation and natural light (Regulation 110)
Page 13	Privacy DCP Control D8	<p>The statement that the DA is Compliant is incorrect. It is also non compliant with CCPG C1.</p> <p>There is no outline within the DA nor associated documents that demonstrate improvement to the current lack of privacy between the Facility and the adjoining properties that are within Northern Beaches Council guidelines.</p> <p>Furthermore, significant landscaping was done in the 21st September 2020 which reduced the amount of privacy that the adjoining residents enjoyed.</p>
Page 14	Building Colours and Materials DCP Control D10	<p>The statement that the DA is Compliant is incorrect.</p> <p>The proposed changes to the front of the house, allowing for x5 car parking spaces removes the landscaping and significantly changes the street front of the property making in unsympathetic to the surrounding natural and build environment. Refer Master Plan for reference.</p>
Page 22	The proposed age of children to attend the proposed facility is limited to pre-school aged children 3-5. Children who attend will be required to have adequate levels of toilet training and, as such, no	By not providing for children who have not been toilet trained the value to the community is reduced.

	nappy changing will be required with this proposed centre.	
Page 27	The public interest	The Facility is not in the public interest as the hours of operation, age range and facility features do not meet the needs of working families.

Noise Assessment

Reference	Statement	Objection
Report Date	27 th July 2020	Significant landscaping was done in the 21 st September 2020, including removing trees/branches that would have limited the noise pollution. Given that the report was done before this date, the conclusions it draws are flawed.
Page 8	Noise emissions of children playing outside is predicted to exceed the daytime criterion at receivers R02, R03 and R04, particularly the upper level.	This indicates non compliance to Noise DCP Control due to the inappropriate nature of the Noise Control Recommendations. It is also non compliant with CCPG C1 .
Page 12	The barrier outlined in red should be no less than 2.4m high, the western and north-western barrier (purple) should be no less than 3m high and southern barrier outlined in blue should be no less than 1.8m high. The 3m high barrier on the north-western side should extend 6m long from the western boundary.”	The height of the recommended noise barriers is not compliant with the Northern Beaches Council regulation. The height of these fences would therefore make the Access to Sunlight DCP Control D6 requirement non compliant.
Page 12	Windows and doors of indoor play areas should be kept closed during active high intensive noise activities such as music or singing.	By keeping windows and doors closed, the facility could be in breach of CCPG Section 4.4 Ventilation and natural light (Regulation 110) . As such, for the Facility to have a DA approved, it will need to breach the CCPG.

Page 14	Allow a maximum of eight children to play outside in the play area.	In order to meet the DA requirement for Noise DCP Control D3 the Facility <u>may</u> become non compliant with Child Protection legislation, in that 1 teacher is alone with 8 children.
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Operational Plan

Reference	Statement	Objection
Page 9	Complaints Management	There is no indication of how a complaint can be escalated should the complaint be handled unsatisfactorily by the Facility owners.

Missing from the Operational Plan of Management is discussion on how the **Drop of and pick up window** will operate and how will parents be held accountable for those timeframes.

Traffic and Parking Impact Assessment

During 2020, community use of roads and parking has significantly changed due to the COVID19 restrictions and most in the community working from home. This Impact Assessment was done during this period. Furthermore, it is unrealistic to assume that the community use of roads and parking will return to pre COVID19 use within a short period of time, if ever.

The report does not indicate what times they determined were the peak Set Down and Pick up periods (SD/PU). The Traffic Report does not reference the Statement of Environmental Effects indicates that to manage traffic and parking availability *“Parents will be allocated a 10 minute drop off time in the morning and 15 minute pick up time in the afternoon. The timeframes for pick up and drop off will be agreed in the Little Gems contract.”* Therefore, we can not be confident that the report has correctly measured the impact of the facility on the local area.

Reference	Statement	Objection
Page 5	Transport Services	This is an overstatement. The location is serviced by two bus lines only. 132 – Services Manly to Warringah Mall. This bus line does not allow parents to travel to or from a business district.

		<p>168/168x – Services North Balgowlah to City. This service runs only during peak periods.</p> <p>Refer: https://transportnsw.info/documents/timetables/17-168-North-Balgowlah-to-Milsons-Point-20201012-20201219.pdf</p> <p>Furthermore, these bus services are proposed to be withdrawn and be replaced by 172x which does not travel near the facility.</p> <p>Refer: https://transportnsw.info/news/2020/northern-beaches-lower-north-shore-bus-service-improvements</p>
Page 8	Parking Demand	<p>While the report indicates that there is a number of parking opportunities for parents and staff, it does not take into account the radius that a parent is willing to carry their child / walk their child along a street. The distance that the report has measured along the streets is too long and not appropriate for carrying or walking with a young child. Therefore, parents will park as close to the Facility as possible, where there is existing parking and traffic congestion.</p> <p>It should be noted that Worribil Street, St Pauls Road and Winsome Ave do not have pavements for prams or ease of walking with small children.</p> <p>As we can not be confident that the report has correctly measured the Drop of and pick up window, we are unclear how the parking demand will increase at the same time as Seaforth Public School Drop off and Pick up. It is well noted locally that parents use Worribil Street and Bangaroo Street to park for access to the School.</p>
Page 15	There are realistic transport alternatives to private cars in the locality with the site within 400m to high-frequency bus services (3 bus routes).	See Transport Services objection above.

Page 15	The parking demand associated with the enrolment will only be for the short-term use of SD/PU activities during the Centre's peak hours	As the report does not discuss the Drop of and pick up window (8.30am to 9.30am and 2.30pm to 4.00pm) amounting to 2.5 hours during the day, nor demonstrate the impact of this process on the traffic and parking within the area. Furthermore, the proposed parking to be built on site is not appropriate. Refer Master Plan objections
Page 15	Any additional demand can be accommodated easily within the existing on-street spaces along Bangaroo Street, Worrobil Street, Serpentine Crescent and St Pauls Road. These roads present a convenient and safe SD/PU area during peak hours.	This is incorrect. Parking demand is already high within the radius of the facility that parents would be willing to walk with their children during the Drop of and pick up window . Some of these roads are not convenient or safe as they do not have pavements for small children to walk on.
Page 15	The proposed Centre would benefit both parents/carers and children who live nearby. This is evidenced by the travel survey of a similar site, which indicated up to 45% of the children are from the surrounding residential developments.	This is incorrect. The hours of operation, age range and facility features do not meet the needs of many working families in the area.
Page 16	However, it should be noted that the PM peak hour traffic generation rate for the proposed development is significantly less than the RMS rate, as the Centre will close at 4:00 pm prior to the start of the PM peak period.	This is incorrect. The peak period for traffic within a close radius of the facility is during Seaforth Public School drop off and pick up hours. The Drop of and pick up window for the Facility is exactly the same time.
Page 16	This represents an additional average flow of 1 vehicle movement every 3 minutes, considering that, unlike a school, parents/carers are able to set-down or pick-up children at times that suit them	This is incorrect. The traffic generation that the facility will provide is significantly flawed as there has been no consideration for the actual Drop of and pick up window .

	rather than dictated by a teaching timetable.	As stated in the Statement of Environmental Effects <i>“Parents will be allocated a 10 minute drop off time in the morning and 15 minute pick up time in the afternoon. The timeframes for pick up and drop off will be agreed in the Little Gems contract.”</i> Therefore the pick up times are dictated by the facility and the Drop of and pick up window will conflict with Seaforth Primary School traffic.
Page 17	This level of activity will not result in any adverse environmental, capacity, or traffic- related consequences on the surrounding road network. The existing regular gaps provided in the traffic flow along Bangaroo Street by the operation of the roundabout will continue to allow vehicles to ingress and egress the site and the on-street parking spaces along Bangaroo Street without any undue difficulty and delay.	Given that the Drop of and pick up window is at the same time as Seaforth Primary School Drop off and Pick up times, the level of activity will have adverse impacts to the local community. <ul style="list-style-type: none"> • Cars coming in and out of the Facility during School drop off and pick up times will create a hazard, particularly so close to a roundabout. • Parking demand for the facility will conflict with School drop off and pick up times. • Risks to parents with small children walking on the road as there are no pathways on Worribil Street, St Paul Road and Winsome Ave.
	It is proposed to: <ul style="list-style-type: none"> - widen the existing 2.6m wide vehicle access to 6m at the south-eastern boundary for access to 3 on-site parking spaces - provide a new 5m vehicle access (at the property boundary) at the north-eastern boundary for access to 2 on-site parking spaces. 	The new driveways will reduce the number of “on street” parking which is a breach of Traffic, Access and Safety DCP Controls C2 .
	A five-year (2014 – 2018) summary of collisions within the study area was provided by Transport for NSW Centre for Road Safety. A review of this data	This is inconclusive. More thorough investigation should be done here. I know of a car collision with a bicycle during the first half of 2020 where an ambulance was called to the scene.

	revealed no crashes occur on the local roads in the vicinity of the site.	
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Master Plans

Reference	Statement	Objection
Page 2		The significant new concrete slabs appears to be non compliant with the hard and soft landscaping ratio guidelines. Furthermore, the new concrete slab to allow for car parking will cause significant stormwater run off onto adjoining properties and beyond.
Page 7		The changes to the front of the house, to allow for car parking, is in breach of: <ul style="list-style-type: none"> • Building Colours and Materials, DCP Control D10, and • CCPG C5 Local Character, streetscape and public domain interface
Page 7		The new driveways will reduce the number of “on street” parking which is a breach of Traffic, Access and Safety DCP Controls C2.
Page 7		While the proposed car parking plan appears to manage to the NB Council requirement for car width and length, this does not take into account the space required to get a child in and out of a car seat. Local Shopping Centre car parks accommodate for this issue by providing wider car parks. Should the car parking provided by the facility not provide space for placing children on car seats, there is a strong likelihood that parents will choose to park in the local streets, creating further parking issues.

Key questions for Northern Beaches Council (NBC)

How will NBC monitor and manage “Parents will be allocated a 10 minute drop off time in the morning and 15 minute pick up time in the afternoon. The timeframes for pick up and drop off will be agreed in the Little Gems contract.” as stated in the Statement of Environmental Effects?

How will the NBC monitor and manage compliance with their Noise Management Policy? What are the consequences of non compliance?

Is the NBC confident that if the Facility implements the Noise Control recommendations they will not breach Child Protection legislation due to the child to staff ratios outside?

How will the NBC ensure that Privacy measures are taken to manage the lack of privacy that was created on 21st September via landscaping that happened at the proposed Facility?

How will the NBC ensure confirm that the Fire Evacuation Procedures have been established and tested? Further, how will the NB Council ensure that the Procedures do not create a dangerous situation for the children, staff and local residents as they will need to find a safe assembly point in the local area?

How will the NBC monitor that the Complaints handling procedure is fair?

Will NBC request a Storm Water Management Plan for comment and approval by those residents that will be impacted by the new concrete slab? (Refer Master Plan)

Will the NBC monitor and manage parents parking in the on site car parking, despite it not being appropriate for parents getting their children in and out of car seats?

Is the NBC confident that in meeting the DA requirements, the facility will not be in breach of the Child Care Planning Guideline August 2017?

I look forward to hearing from you.

Best

Rebecca Engel and Brad Maurice