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**Sent:** 21/06/2021 8:36:35 PM  
**Subject:** Online Submission

21/06/2021

MRS Nicole Lawrence  
27 Bangaroo ST  
North Balgowlah NSW 2093  
Nicbry2@bigpond.com

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

I am a North Balgowlah resident and am highly opposed to this submission.

I wish to object to DA2021/0680 on several grounds as follows:

1. The site is unsuitable for the proposed commercial purpose. Approval would set a new and unwelcome precedent that any mid-street house could become non-domiciled and commercialised.
2. The traffic solution is non-compliant and the councils' own traffic report does not support the development.
3. The noise reduction solution involving 3m high walls is non-compliant with planning guidelines for boundary walls
4. The location is unsafe for children due to traffic as shown by recent accidents at the roundabout less than 20m away. We have witnessed several near fatal accidents to pedestrians and cyclists at this roundabout.
5. It is unlikely this property can provide safe egress from rear to street in the event of fire due to narrowness and obstruction of exit routes. I do not want to see children put at risk. There are far more suitable sites for Child Care Centres than this.
6. Parking in this and surrounding streets is very limited and insufficient for local residents without an additional 20 parking spot requirements morning and afternoon.

Kind Regards  
Nicole Lawrence