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Subject: Online Submission

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

I would like to lodge my objection to DA2020/1397 as I believe the site is inappropriate for the proposed childcare centre for the following reasons:

Parking

The site area and width are not enough to accommodate appropriate parking for the proposed development. The development proposes 5 parking spaces on the street frontage. This will create congestion in Bangaroo Street and other surrounding local streets. As a resident of St Pauls Road, the statistics for the available parking in the proposal is for entire length of the street. Given the steep gradient west of Hunter Street childcare users will not park there so if they leave their cars and catch public transport this will impact the local residents. A survey on one day only is not a true indication of the parking usage east of Hunter Street. There is an older style apartment block with limited onsite parking, these residents already park on St Pauls Road along with other residents in the immediate area, at times this area is very congested with reduced vision for reversing from driveways this includes times during the operation of the proposed childcare centre.

Public Transport

The three buses services sighted in the proposal are all being discontinued from 20 December 2020 and there will no longer be a bus stop "within a short walking distance of 15m from the site". Parents using the proposed centre what need to walk 450m or 550 m from the proposed centre to catch a bus which would shortly after proposed opening time in the morning be an hourly service to Wynyard with a similar scenario in the afternoon.

There will no longer be a Manly service through North Balgowlah, so parents will need to catch two buses or walk to Seaforth to get to Manly.
As these are not frequent services the use of vehicles would be more likely.

Streetscape appearance

The proposed parking area removes all landscaped areas on the street frontages. this in an unacceptable outcome and does not satisfy the following objective of the R2 Low density residential zone under the Warringah LEP 2011:

To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

The proposed centre is not in keeping with the current residential landscape.

Driveways and safety

Concern about the safety of pedestrians and children entering or walking past the facility. It has not been demonstrated that there will be safe pedestrian access to the facility. It has not been demonstrated that the pedestrian entryway between the two driveways will provide safe access to the centre.

Roadway

Bangaroo Street is lined with trees, the street is extremely busy, and it is a through road for local residents. The proposed childcare centre is approximately halfway up the hill between the Burnt Bridge Creek and Woodbine Street it is of great concern that approaching vehicles will not have clear vision of vehicles exiting the proposed parking area. Vehicles queueing to use the proposed parking area will cause congestion and a traffic hazard as vehicles attempt to move around the waiting vehicles.

Noise

The site is of an insufficient size to provide appropriate mitigation measures to the noise impacts. Childcare centres should be located on larger sites where setbacks from play areas can be implemented to manage noise where there are adjoining residential uses.

Operating Hours

If the proposed childcare centre is approved what is to stop this centre, then becoming a long day care centre? This would exacerbate all of these issues and further impact the local residents.

Regards
Dympna Baker