
From: Sinan Kaya
Sent: 27/04/2022 11:04:45 AM
To: Council Northernbeaches Mailbox
Subject: REV2022/0004
Attachments: REV20220004 - objection - KAYA.pdf;

To whom it may concern,

I wish to object to REV2022/0004 on several grounds as follows. Please find my objection attached.

Kind regards,

Sinan Kaya

[REDACTED]
18 Bangaroo Street, North Balgowlah

Sinan Kaya & Jane Kaya
18 Bangaroo Street, North Balgowlah

Objection to [REV2022/0004](#)

In short, we do not want a childcare centre at 16 Bangaroo street because of:

- Lack of street parking
- Traffic conditions and increased risk of severe injury and death of our children
- Noise concerns because of the very close proximity of properties.

The primary reason for the location of the development in a residential area is to maximise financial gain for the owner/s at the expense and wellbeing of the surrounding residents which is unacceptable.

Please find our detailed objection below.

Traffic and safety of our children

- The facility will unnecessarily increase the volume of traffic in an already busy thoroughfare; the number of child placement proposed has the potential to create over 300 traffic movements during the working week
- Bangaroo street is a busy street. Because of the speeding cars a roundabout has been built 20 meters away from 16 Bangaroo street to slow down the traffic. This location is not suitable for drop offs. We are also very concerned about kids riding bicycles on this sidewalk as it is the only sidewalk on the street. It is already quite dangerous to get in and out of carports. Daily drop off and pickups is a recipe for disaster.
- It is a quite narrow street for the amount of traffic. If there are cars parked both sides in most cases, you need to stop and give way to the other vehicle or vice versa. Weekly bin collection times are already a struggle.

- Parking is quite limited because of the proximity to the roundabout, bus stop and the width of the Bangaroo and Worroobil Streets. Currently there is less than average one spot per house on street parking available. Most weeks we have to place the bins Infront of our driveways because of lack of free spots. You can obtain this insight from the truck drivers who collects the bins on this route.
- Finally, the proposed car park plan is not suitable for this location as planning to park 3 cars on such a tight space on a high traffic road is unrealistic. There is simply not enough room for the number of in front of the property. Plans are greatly exaggerated the size of the block and the average width of a passenger car. Also for a car to be able to park on a tight spot like this the entering radius has to be quite large and any driver wanting to park in the proposed spots has to navigate through cutting the other lane and quite possibly with multiple manoeuvres. If you take the leaving cars and incoming cars waiting for a spot on the side of the road plus pedestrian traffic into consideration it is easy to see how this proposal is not suitable for this location.

Acoustic Concerns

Our blocks are extremely close to each other. As someone who lived next door of 16 Bangaroo street with the tenants living in it we even heard the footsteps of the occupants regularly although both sides were inside while the doors were closed. Acoustic report doesn't take this into consideration. We do not want to live in a noisy environment day in day out.

- At the time of the acoustic report there was 4 meter high 1.6meter-wide hedging around the property. These trees have been removed and currently there is nothing preventing noise between neighbours.
- **Noise barrier:** Acoustic report doesn't take into consideration that the site is a sloping site. There is already a 2.4 mt high fence between the properties and it is barely chest high from 18 Bangaroo street side. In this case any type of noise barrier on the north side has to be built over 4 meters high. This has view

blocking implications as well as blocking sufficient sunlight for the children.

- **Mechanical Plant:** Proposed exhaust fan will be blowing straight to the property at 18 Bangaroo Street. These 2 properties are extremely close to each other and produced noise produced by the plant will be quite high. Also, the fan is blowing towards to the only opening of the bathroom ventilation of 18 Bangaroo Street.
 - **Noise Management Plan:** The fact that the actual report finds that there is a need for a noise management plan confirms that the site is unsuitable for a childcare operation.
 - Statement: Allow a maximum of eight children to play outside in the play area. This is not a realistic solution as there is no way of controlling children running around. Anyone has kids can easily understand this.
 - Statement: Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children. This includes:
 - no door slamming
 - do not raise voices at the front of the centre
 Any parent or someone who has dealt with children knows that the screams and crying children is a part of a drop-off routine. Informing parents is not a solution to this as they don't want the screams and cries as much as anybody around. It just happens. The only way to stop this is not to
 - Statement: Crying children should be taken inside the centre and be comforted. Again, this is not a plan as it states the have the childcare.
- obvious impossibility of keeping the noise down. There is no explanation about how to keep the shouting and crying children's voice down.

There is no realistic solution to protect acoustic privacy of the next door houses apart from not going ahead with the proposed childcare.

Other Concerns

- 16 and 18 Bangaroo street houses are extremely close to each other. Side boundary setback is 800 mm, not 900 mm as stated on the actual document. Please see the photo below.



- Access to sunlight - this report doesn't take into consideration of the adjustments about the increased boundary fence height required by the acoustics report. It is possible that with the proposed high walls there won't be enough direct sunlight.

- There is very limited visual privacy between blocks. From all three sides. This is not ideal for children as well as neighbours. A potential childcare will be overlooked by neighbouring properties as well as overlooking at them from various angles.
- The problem of waste generated by the facility and its impact on surrounding residents is not addressed adequately in the DA proposal. The facility is obviously going to generate considerable waste that is inappropriate for a residential zone. For instance, the DA proposal makes no mention of how the facility plans on dealing with the large volume of soiled nappies and the associated smell and flies it will attract; it can only be assumed the operators intend disposing of soiled nappies via the domestic red waste bins which, given the bins are only emptied once per week, has the potential to create an environmental hazard and odours (particularly in summer) that is unsuitable and inappropriate for a residential area.
- Zoning: We already have a number of shops 40 meters away and it is a concern that with additional childcare, the area will be drifting away from its residential zone status. In our opinion the operation of a childcare centre in the current zoning is totally inappropriate and council has, for very good reasons zoned the area to specifically not allow such activity; there are zonings within the North Balgowlah area where such a facility can operate without compromising the surrounding neighbourhood and council will be setting a dangerous precedent if they grant approval the this development. It will potentially open the council to legal challenges for other developers to place inappropriate development in residential communities.