
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/06/2022 6:33:41 PM
To: DA Submission Mailbox
Subject: Online Submission

06/06/2022

MS Antonia Bossi
14B Bangaroo Street ST
North Balgowlah NSW 2093

RE: REV2022/0004 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

REV2022/0004
Antonia Bossi & Lachlan Maple
14B Bangaroo St
North Balgowlah
2093

As residents of North Balgowlah and direct neighbours of 16 Bangaroo Street, we do NOT support this proposed development. It is absurd to think that anyone would open a childcare centre in such a totally unsuitable location.

The list of reasons why this centre should not be approved are obvious. They have been pointed out many times by other objectors.

Our reasons for objecting to this proposal are:

* Traffic - Bangaroo Street is a very busy thoroughfare that would be far too dangerous for any childcare centre. A roundabout has already been built 20 meters away from 16 Bangaroo Street, to slow the traffic down. Even with the addition of this roundabout, there have been numerous accidents involving cars, motorbikes and bicycles. Parents reversing from the proposed childcare centre into Bangaroo Street, would pose a hazard to pedestrians and children on bicycles, who frequently use the footpath as it's the only footpath to use. Most times of the day, Bangaroo Street has cars parked on both sides of the street, therefore cars already need to stop and give way to other vehicles or vice versa. And that's not even mentioning the buses and bin collection trucks.

* Noise levels from this proposed childcare centre would travel to the surrounding houses. The noise from the rear playground would rise and dramatically affect the peacefulness of residents.

Due to the land slope, the bulk and scale of the proposed noise barriers, which will encapsulate the block of 16 Bangaroo, will hinder the social use of our private open space. Also the overshadowing increase will result in an unreasonable loss of sunlight to our private space, which will not comply with council controls.

* Storm water - our backyard boundary adjoins the backyard of 16 Bangaroo Street, but is lower as it follows the slope of Bangaroo Street. In heavy rain, water runoff from 16 Bangaroo Street enters our property.

Despite this DA proposal eliminating existing backyard grassed and garden areas, no stormwater plan exists to adequately dispose of runoff created by the installation of artificial

turf. The sediment and erosion control plan seems to apply to the construction period only. If so, what is going to prevent the increase in runoff post construction? If the grass bales and star pickets are proposed as a permanent measure, does this comply with requirements of a child care centre, particularly flammability surrounding the play area?

How will council ensure that our property is not further impacted by an increase in stormwater runoff?

* Waste management - this has not been addressed adequately in this DA application. The waste from this proposed childcare centre, will no longer be regarded as waste from a residential property, instead it will be from a commercial property.

* The rezoning of this land from residential to commercial could start a very undesirable wave of rezoning in the area that could possibly spread to other parts of the Northern Beaches. This is not what the residents of North Balgowlah want and definitely not what they bought into!

WE DO NOT SUPPORT THIS CHILD CARE DEVELOPMENT AND TRUST THAT ALL PARTIES WILL OPPOSE THIS OR ANY FUTURE DEVELOPMENTS OF THIS NATURE COMPLETELY.