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04/07/2021

MS Antonia Bossi
14B Bangaroo Street ST
North Balgowlah NSW 2093
abossi@y7mail.com

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

DA2021/0680

4.7.2021
Lachlan Maple & Antonia Bossi
14B Bangaroo St
North Balgowlah
2093

As residents of North Balgowlah 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.

This is NOT a development for a residential neighbourhood! It should be done in a far more suitable location. A commercial or industrial zoned area with adequate parking and facilities would make much better sense. 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:

* Bangaroo St is a very busy thoroughfare that would be far too dangerous for any childcare centre. Parents reversing from the proposed childcare centre into Bangaroo St would also pose a hazard to pedestrians who frequently use the footpath.

* Vacant parking spaces in Bangaroo St, Worrobyl St, St Pauls Rd, Serpentine and Winsome Avenue are already limited. Do the nearby residents really deserve to be inconvenienced by cars arriving every morning and evening for drop off and pick up? Do they need to be inconvenienced by the extra noise it will generate?

* 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.

* Unsuitable flooring in back room causing unnecessary noise. In March 2021 a Building Information Certificate (BC2020/0222) was issued by Northern Beaches council for this property. In 2020 residents of North Balgowlah notified the council that a verandah was enclosed at the back of this property, without approval. This enclosed verandah is noted as one of the play areas in the proposal. The council has admitted that residents were never notified of this BIC and therefore were unable to make any submissions. As residents we are

questioning how council approved this without notifying residents.

* No safe fire exit - the developers seem to have omitted a fire evacuation plan. How would they safely evacuate 20 children and staff, in the event of a fire with very limited side access and no rear access. The front access would also be blocked by parked cars.

* 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.