
Sent: 1/12/2020 9:21:54 PM

Subject: Objections to DA application for 16 Bangaroo Street, North Balgowlah DA 2020/1397

Attention Penny Cook

I hereby strongly object to the development of 16 Bangaroo Street into a proposed childcare centre.

Below please find all my objections to this development (they have been highlighted).

Traffic

Observations of traffic activity in the vicinity of the development site during morning and afternoon peak periods reveal some queuing occurs at times along Bangaroo Street south of Serpentine Crescent – Worrobyl Street as a consequence of the intersection of Brook Road/Frenchs Forest Road and the set-down and pick-up activities associated with Seaforth Public School. It was also observed minor queuing on the northbound lane of Bangaroo Street near the intersection with Woodbine Street.

There is continuous queuing around 16 Bangaroo street due to heavy traffic which uses Bangaroo street as a thoroughfare to the Wakehurst Parkway or up to Seaforth, so cars can join Spit bridge queues. This area is very congested at 9am and 3pm due to drop offs and pick ups at Seaforth Public school. The roundabout just down from 16 Bangaroo Street has definitely not helped slow down the speed that cars travel up and down Bangaroo Street. Having a bus stop on the opposite side of the road also plays a huge part in congestion. When a bus stops at the bus stop, cars cannot safely get past it. 16 Bangaroo street is definitely not the place for a childcare centre, due to the amount of traffic and the speed that some cars are travelling.

The site is well located to take advantage of the high frequency and capacity bus services which operate along Bangaroo Street with bus stops located within a short walking distance of 15m from the site. There are currently 2 bus routes serving the bus stops on Bangaroo Street **This statement is encouraging prospective families to drop their children off at the childcare centre and then use public transport to work. Please explain where they are going to park their cars, during the day, as parking is already very limited in this neighbourhood.**

Children

The survey outcome reveals the following distribution for the existing enrolled children:

Total 56 100%

Very confusing - I thought the proposal is for a childcare centre for 24 children - where do you get 56?

Parking Demand

A survey of the surrounding on-street parking spaces, as shown in the following figure, indicates the following parking availability:

- Bangaroo Street (western side) north of Serpentine Crescent: 23 spaces
- Bangaroo Street (western side) north of Serpentine Crescent: 22 spaces
- Bangaroo Street (western side) south of Serpentine Crescent: 7 spaces
- Bangaroo Street (western side) south of Serpentine Crescent: 11 spaces
- Winsome Avenue (northern side): 18 spaces
- Winsome Avenue (southern side): 20 spaces
- St Pauls Road (northern side): 33 spaces
- St Pauls Road (southern side): 29 spaces
- Serpentine Crescent (northern side): 10 spaces
- Serpentine Crescent (southern side): 11 spaces
- Worrobyl Street (northern side): 38 spaces
- Worrobyl Street (southern side): 25 spaces

- Total: 247 spaces

Please can you come out and show us how you have achieved these figures. Maybe you should come and look at the parking situation on a normal week day to see that there is definitely very limited parking available. I live on the corner of Bangaroo and Worrobil streets and believe me there is no street parking available.

The availability of on-street spaces is in part due to the non-overlapping needs between residents and parents/carers, that is, a great majority of residents who are otherwise parked on the street would have left their homes by the time parents/carers arrive at the centre; and vice versa, when the parents/carers arrive at the centre in the afternoon pick up the majority of the residents are yet to return home.

Again this is untrue. Not everyone goes to work, especially now that most people are working from home due to Covid. Even once there is a vaccine for Covid, many companies are encouraging their employees to continue to work from home.

The allocation of 1 space per staff member is considered to be excessive in the context of this locality, particularly as the site is advantaged by convenient access to high- frequency public transport services (see Section 3.4). In addition, child care workers typically do not have a high car ownership characteristic.

How condescending of you to make this statement! I'm a preschool teacher and I work with very professional people. A very high percentage of us own our own cars. I presume that Little Gems will not be employing staff of a high caliber especially when you are saying they can't afford a car, therefore they only need to provide one car space for this childcare centre.

It is noted that the applicant and/or her family member will manage the centre and it is intended that the 1 car space is reserved for their use. The remaining educators who have expressed interest in teaching at the centre comprise of younger aged educators who live nearby (and walk to/from the centre) and utilise the readily available transport services to access the site **I have to wonder how professional this childcare centre is going to be. Through this statement you are implying that Little Gems will employ younger aged educators. Again, I must point out you might like to be very careful with this type of employment. Younger educators have very little experience and often think that working in a childcare centre is easy work as all you do is sit around and play all day.**

The proposed 3 additional on-site spaces have been generally designed in accordance with Australian Standards AS2890.1 at 2.4 x 5.4 metres for standard car spaces and 2.3 x 5 metres for small car spaces.

I really hope that all future parents of Little Gems childcare centre have a standard or small car, as these dimensions will not suit big cars, such as 4WD's.

Refuse removal will continue to be undertaken with the Council's refuse vehicle on the Bangaroo Street frontage as per the existing arrangement. Occasional needs for other service vehicles, including small furniture movements, can also be satisfied using the ample kerbside parking along the road as is normal for small neighbourhood Child Care facility of this nature.

Where are they going to place their bins on bin collection days, as they are proposing 4 new car spots? That leaves no space for the bins.

Operational plan of management

The childcare centre is designed to cater for 54 children - **please can you clarify how many children will be attending Little Gems ?**

The centre will operate from 8.30am to 4pm, Monday to Friday. It will be closed on Public Holidays.

Again, please can you clarify the hours of operation. At times you are stating your hours are 8:30am to 4pm, and other times you are stating 8am - 4pm.

Also if you are only closed public holidays, does that mean you are open for the rest of the year? Please clarify the weeks of the year that your childcare centre will be open.

Prior to opening the centre a full Fire Evacuations procedure will be created and implemented by a licensed and accredited fire expert. A fire evacuation plan will be place around the centre as per the expert's guidance.

As a resident of North Balgowlah I would be very interested in seeing this fire evacuation plan, before council decides on approving this application. You are proposing to open this childcare centre on a busy road, I would like to know where you intend to quickly and safely move 24 children when a fire breaks out.

The contact person in respect of all enquiries or public complaints in relation to this plan or the operation of the premises is:

(Kellie Gilles) (Owner Operator) (0410331804).

Kellie Gilles has not resided at 16 Bangaroo Street for 5+ years. As residents of North Balgowlah we do not find her approachable and she often does things that are not community minded. She shows little regard for the residents of this neighbourhood. Im afraid to say that I don't think she is a community minded person, therefore she will not be open to any suggestions/complaints.

Statement of environmental effects

A proposed full shade cover for the backyard will close the view of 18 Bangaroo street and will create excessive shade for the houses located at 14A and 14B Bangaroo street.

I feel that the waste generated at 16 Bangaroo street has not been adequately addressed. Again. I'm a preschool teacher and am very well aware of the waste that is generated by children. This is not suitable for a residential zone.

Noise assessment

The proposed child care centre will accommodate a total of 24 children between the ages of 3 and 6 years old

Again a different age group for your childcare centre ?

The client has advised the outdoor play time will be divided amongst the children and have proposed to permit a maximum of 8 children outside at one time.

How is your client going to do this? You have stated that you will be employing 3 staff. You have to at all times keep the staff ratio at the correct level. You cannot have one staff supervising 8 children outside, this is completely illegal (child protection)

Monitoring was undertaken again between the 26 and 29 June 2020 on the ground floor of the backyard and the upper level balcony of the residential property.

Please note when this monitoring took place the garden was surrounded by large hedges and trees - these have since been removed so this monitoring is no longer valid.

The second scenario assesses a total of eight children playing outside, five children in the open area and three within the sandpit, adjacent to the western fence.

Completely unrealistic - I'm a preschool teacher and I can tell you that there is no way you are going to keep children in those areas. After all, children should be free to move around and choose an activity that they want to play at (refer to EYLF and NSW regulations)

Windows are closed during active intensive noisy activities.

I hope Little Gems will be making this very clear to all future parents in their Parent handbook. I'm not sure many parents would like the idea of their children being in an air conditioned environment instead of an environment that is filled with fresh air (opening the windows)

Playrooms 1 and 2 door/windows should be fitted with a glazing system with an acoustic performance rating of 26 RW or (4mm window).

Are you aware that playroom 2 is an illegally enclosed verandah? Council has been notified about this and are investigating

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication?id=1893377>). **The floors in this proposed playroom are not solid. Since 2005 when this area was enclosed we have been affected by lots of noise caused by people walking and running in this room.**

Please can you acknowledge that you have received this email with my objections.

Many thanks

Antonia Bossi & Lachlan Maple

14B Bangaroo Street

North Balgowlah

2093

Sent from my iPad