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To: DA Submission Mailbox
Subject: Online Submission

30/04/2022

MS Johanna Ferguson
5 / 2 Worrobyl ST
North Balgowlah NSW 2093
[REDACTED]

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

Objection to the proposed Childcare Centre.
Application Number REV2022/0004 (DA 2021/0680)
Proposed Development at Lot 111 DP 11936 at 16 Bangaroo Street, North Balgowlah NSW 2093.

I am the owner of Unit 5/2 Worrobyl Street, North Balgowlah NSW 2093. I have owned this property for a number of years. My property looks directly over the rear yard and western boundary of the proposed Childcare Centre at 16 Bangaroo Street, North Balgowlah NSW 2093.

CHARACTER OF NORTH BALGOWLAH

I have a vested interest in maintaining the amenity of North Balgowlah for a number of reasons. My grandparents purchased a block of land around 1952 in the newly opened North Balgowlah estate release. Their home was located at 17 Garraween Avenue, North Balgowlah. My family were forced to live on a houseboat in Middle Harbour during the great depression (1938 to 1952) as many were struck by financial crisis and poverty. My family saved enough cash to finally purchase a block of land in North Balgowlah. Our suburb was known to the close by yachting community as "Spinnaker Hill". The area provided affordable cottage style residential blocks, which traditionally accommodated working-class families. Maintaining the historic amenity and desirability of North Balgowlah is extremely important to me.

TRAFFIC / PARKING PLAN

The block at 16 Bangaroo Street, North Balgowlah is unsuitable for the proposed development and was never intended for a commercial operation. A childcare centre at this location will see increased traffic movements during key peak hour times. A childcare centre will increase the likelihood of traffic and pedestrian accidents along with potential fatalities. The proposal provides limited safe parking spaces for the drop off and pick up of young children. Young children have limited experience and are unpredictable in the parking / traffic environment. The parking arrangements in the proposal will fail to mitigate the likelihood of potential collisions with vehicles, pedestrians and bicyclists. I additionally have concerns that the free flow of traffic at the roundabout intersection of Bangaroo and Worrobyl / Serpentine Street will be compromised. Vehicles exiting 16 Bangaroo Street will impact the free flow of traffic including vehicular, pedestrian, bicyclist and the Public Transport system (Buses) and Council waste removal.

My teenage children walk and ride their bikes to local high schools - Balgowlah Boys and

Mackellar Girls. Increased traffic movement in this area is a risk to their safety along with other bike users. Bangaroo Street is a route also used by off road cyclists who use the road to ride up to Manly Dam for recreational activity.

Bangaroo Street often becomes congested as it is a public transport (bus route). I often witness the frustration of bus drivers trying to manoeuvre a 14.5m rigid bus through Bangaroo and St Pauls Rd. The continuation of this bus route is extremely important to our local area, as it allows for accessibility to Public Transport options for the elderly, vulnerable community, city commuters and primary and secondary school aged students.

During the evening on Wednesdays, garbage bins are placed on the median strip and at times on the road to allow for collection. Large garbage waste trucks make their way through Bangaroo Street and St Pauls Road with already very limited road space. A childcare centre will only add to this congestion and will again, increase the potential of collisions with garbage trucks and pedestrians.

NOISE

My profession requires me to do around the clock shift work (24 hours / 7 days a week). I rely on my quiet neighbourhood to enable me to sleep during the day. Increased noise comes with children playing in an outdoor environment. This will limit my ability to sleep during daytime hours. Lack of sleep causes fatigue and is dangerous in my profession. A childcare centre will contribute to increased noise which can be heard from my residence which is directly above the location.

I am aware that a noise report was completed as part of the development process. I understand this report did not include an assessment of noise that will impact to my unit, which is on the 2nd Level at the St Pauls Road entrance and the third level on the Worroobil Street elevation. The report only took into account the bottom floors of the unit complex at 2 Worroobil Street, North Balgowlah. My unit is the highest unit in the block, and I don't believe that the proposed 3m walls will have any impact on reducing noise to my residence.

In addition, the potential of increased noise will reduce my ability to lease my property in the future. The value of my property will be impacted if this commercial operation is approved.

COMMERCIAL USE - SOCIAL IMPACTS

A childcare centre brings the potential of fire incidents. In the unfortunate event of a fire, my property may be impacted. This may require my property and surrounding properties to claim on insurance for any damage. Insurance claims increase the yearly fees where our Strata / Company Title "Granada Gardens" will be financially disadvantaged. Commercial properties also invite an increase in property theft and crime such as "Break, Enter and Steal and Steal from Motor Vehicle" offences as cash or assets are left unattended at the location. Security systems cannot completely mitigate this risk. Again, this may increase our yearly premium fees. In the event that the proposed development application and business model is approved then fails, our locality will be left with the burden of a commercial property potentially changing ownership. This may result in future applications for increased childcare numbers and longer trading hours.

I personally, have always been a working single mother and I acknowledge the need for quality childcare. I am not against economic progress, however I feel that a childcare centre would be suited to a different location. My main concern around this proposal is public safety.

I strongly object to DA 2021/0680 am hopeful that my concerns are taken into account.

