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**RE: DA2020/1397 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093**

I am concerned about the implications of the proposed development on traffic volume as well as vehicular and pedestrian safety, right on a roundabout on a hill on an already busy street which will only get busier with the building of the tunnel.

The Traffic and Parking Impact Assessment states "Brook Road/Bangaroo Street [is] a local road which is primarily used to provide vehicular and pedestrian access to frontage properties - thoroughfare" - this is simply untrue; the street is used by many people as a thoroughfare from other parts of the suburb, as well as from neighbouring suburbs, to access Seaforth Public School, Seaforth village, Manly and Spit Junction through to Military Road. Local residents also use the street to frequent local commercial businesses, e.g. the convenience store on the corner of Bangaroo Street and St Paul's Road, and the Woodbine Street shops.

The fact that there are bus stops located in the direct vicinity of the proposed site may be an advantage for the parents/carers of the children using the centre, but is yet another negative effect for residents - you can be sure that parents/carers will drop their child at the centre and leave their car parked on surrounding streets whilst they catch the bus to work, resulting in decreased parking for residents and more dangerous conditions (see below).

The proposal allows for 5 on-site parking spaces. If 3 of these are used by staff, that only leaves 2 spaces for 24 potential SDs, likely within a few minutes of each other. That is not sufficient and will mean that parents/carers have to park close by, possibly on the other side of the street and as we have witnessed many times may run across a busy road (which has no zebra or pedestrian crossings) with young children.

Further, the car spaces as proposed will necessitate reversing out onto Bangaroo Street. Whilst it is true that there are "Regular lengthy gaps available in the Bangaroo Street traffic flow for vehicles to ingress and egress the site", the traffic that does flow does so too fast, and the vast majority of the time drivers do not stop for us to reverse into or drive out from our driveway. In fact, more often than not the vehicle does not even slow and will overtake or undertake onto the other side of the road to go around us whilst we manoeuvre. Already speed signs are different on opposite sides of the street so people don't even really know how fast they should be going!

Parking spaces on the street are currently usually occupied on either side of most driveways during SD and PU times, which already makes it dangerous for residents to drive in and out of their homes. Increased traffic flow, and up to 20 more cars potentially parked in the immediate vicinity, will just make the situation more dangerous.

The comparison with other local facilities' parking provisions is not just as it does not compare apples with apples - these centres are all on quiet suburban streets, not busy thoroughfare

streets. People coming up the hill from Seaforth will often not slow down for the roundabout at Worrobil St and in my opinion it would be an accident waiting to happen if the proposed childcare centre goes ahead as is currently proposed.