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**Sent:** 18/06/2021 4:11:27 PM  
**Subject:** Online Submission

18/06/2021

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

Traffic

The councils' own traffic experts do not support the development application due to the need to use on-street parking, too few parking spaces and the need to reverse into a busy intersection in peak hour.

The operations plan proposes to give parents contractual drop off and pick up times in 10-minute slots in an attempt to justify non-compliant parking. Have you tried to plan your trip to within 10 minutes in peak local traffic lately? That type of system is never going to work.

Safety

There have been an increasing number of accidents on the roundabout adjacent to the development due to the poor sightlines, speed of traffic on Bangaroo Street, it is not a safe street for increased movement of children.

The site and property are designed as a home and not a child care centre. To comply with fire regulations will be near impossible due to the boundaries, and internal design. When it comes to child safety from fire, regulations should be exceeded, not compromised.

Noise

Bulky walls up to 3m high together with limits of children allowed to play outside, and keeping the windows and doors closed should be unnecessary to just scrape through noise regulations.

Privacy

With a requirement to Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours, the Statement of Environmental Effects says "The use of integrated privacy attenuation measures and orientation play areas ensure that no direct overlooking opportunities will exist towards neighbouring properties. In this regard, appropriate privacy and security will be maintained between adjoining developments."