
Sent: 28/04/2022 4:58:04 PM
Subject: REV2022/0004

Re: REV2022/0004

16 Bangaroo St north Balgowlah – proposed commercial childcare centre site

Dear NBC,

This tired saga is just getting a bit silly now. NBC should be able to see that the applicants aren't even bothering to show them the respect of updating their review submission documents ...

Eg 1: Traffic plan refers to bus routes that are clearly out of date. There's no mention of the 168 which will be barrelling down Bangaroo St while parents are busily executing 3 point turns to drop their kids off. The traffic plan also refers to 12 childcare places on its cover then drops to 10 childcare places in the body of the document. Which is it? What a shemozzle.

Eg 2: The "Plan of Management" refers to *Pittwater Council which hasn't even existed for 6 years* and was about 20 kilometres away when it did exist. These guys have lost me with their lack of seriousness, consideration, and attention to detail.

So the new strategy is to get the Centre running with 10 (9 or 12!) kids then increase to 20 kids down the track? Can we please just nip this nonsense in the bud and save everyone the time, ratepayer money, and trouble?

Traffic and Parking Study - Traffic study is incorrect

Quoting s 3.4 of applicant's provided traffic study:

"3.4 Transport Services

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, with peak hour frequencies of 14

141 - Austlink to Manly via Frenchs Forest & Seaforth

172X - Warringah Mall to City Wynyard via North Balgowlah (Express Service)

The site is therefore considered to be very well served by public transport services and is ideally suited to the needs of the Centre's staff travelling to/from work and parents/carers travelling to/from the Centre by public transport."

The entire section above is out of date with no mention of the 168. I hope the rest of the traffic study has been prepared with more care and accuracy.

Traffic and Parking Study – Neighbourhood parking statistics have been junked

The old parking study pointed to an abundance of parking spaces on Bangaroo and Worroobil Sts. But this section is now missing from the 2022 submission review request. Is this because the applicants no longer wish to claim that the surrounding streets can absorb increased parking needs for a growing childcare business? (this is at least more truthful than before). The truth is that due to the narrowness of the streets, they both Bangaroo and Worroobil need an abundance of free spaces for two-way traffic to be able to safely pass.

Worroobil St

Worroobil St is the closest cross-street on the same side of the road to the proposed facility. As such it can be expected to attract (along with Bangaroo St) the most extra childcare traffic. The (outdated) traffic study previously redan abundance of on-street parking in Worroobil St. That's not my experience. It's typically 75% full of utes, cars, trailers, and a couple of lawncare vehicles whose bulk near the intersection with Bangaroo St poses

a particular visibility risk for toddlers crossing the road. There is much stopping and giving way in the street as it is usually parked out leaving minimal room for two-way traffic to safely pass. At the western end of the street there is literally no footpath or nature strip for pedestrians - so two-way vehicular traffic, pedestrians, parents, children and prams are required to intermingle in the same road-space and negotiate right of way on a blind corner and crest with east-west sun issues. In addition to this dangerous design, Worrobil St is a popular rat-run in and out of North Balgowlah. The last thing traffic safety in Worrobil St needs is extra toddlers, and parents running late for morning drop-off and afternoon pick-up. The obvious safety issues at the west end of Worrobil St needs to be fixed, and certainly before any plan to attract extra traffic into Worrobil St is approved by Northern Beaches Council.

Bangaroo St

Bangaroo St (along with Woodbine St) is North Balgowlah's main road artery. However it is always parked out and accordingly too narrow for its main-road function. It is already a dangerous road for two-way traffic to pass with much slowing down, speeding up, and negotiating of narrow widths. The last thing Bangaroo St needs is more toddlers crossing the road and more vehicles parking and doing three point turns.

Intersection of Worrobil St and Bangaroo St's

As a consequence of the above two points, I believe it would be highly irresponsible for Northern Beaches Council to approve a child care business at the intersection of arguably North Balgowlah's two most dangerous and traffic-dysfunctional streets. Considering the location the applicants have chosen for a childcare site, it is almost an inevitability that a traffic incident will happen one day, and NBC will not want to be responsible for this.

Long daycare potential?

Can the residents have an assurance that a long daycare service will not be proposed at this centre in the future, thereby pushing more childcare traffic further into the morning and evening peaks?

Thanks for considering my concerns,
Matt Higgs