
Sent: 26/08/2022 2:43:18 PM
Subject: Submission - REV2022/0004 - 16 Bangaroo St North Balgowlah
Attachments: Submission 24Aug22.docx;

Good afternoon,

Please upload my attached submission for REV2022/0004 to the council website.

Thanks
Irena Zezelj

2/2 Worrobyl St
North Balgowlah

The fact that this is the seventh amendment & all of the original issues still exist, only proves that the issues with converting the site to a childcare centre cannot be resolved.

The latest amendments that have been made by the developer have not addressed concerns in my submission on 9th June 2022 & in some cases have made the issues worse, notably:

Noise

- Has been made worse now that the noise barriers on the north & south boundaries have been removed from the latest set of plans – these were a condition of their own noise report, why has the developer removed them? How can council accurately assess this part of the application now that the plans don't match the required conditions?
- The 3m western noise barrier is shown 50cm from the fence bordering my home, will this go straight through or over their storage shed that is situated 10cm from the fence? Why isn't this shown accurately on the plans, which by now we all know are "drawings" that are not even close to scale. Again, how is council expected to assess this application when there are no accurate to scale plans?
- The developer has conceded that the noise generated by children will be above the required threshold to the nine directly neighbouring homes. Their attempt to mitigate this is to have outdoor play for 2.5 hours per day. I have no faith in this being adhered to, it is impossible for council to monitor or enforce & confirms just how inappropriate the site is for a childcare centre.
- The developer has provided no detail in the acoustics report about sound levels for the new ventilation systems that are requirements for both the kitchen & bathrooms. These will only add to the noise levels that are already above the required threshold.

Overshadowing

- Why are there still no shadow diagrams showing the effect of the over-height noise barriers on neighbouring properties? These have been requested with the six prior amendments of the application.
- What effect will the noise barriers have on the subsequent lack of sunlight to the root zones of the protected trees, presuming they can even be installed without damaging these trees?

Traffic Safety

- There is a bus-stop directly across the road, servicing the 168x & eight school bus runs (707n, 723n, 613n, 588n, 745n, 656n, 670n, 727n). Every morning cars go over to the other side of the road in an attempt to overtake the stopped buses, which is dangerous at the best of times, let alone when parents will be reversing onto or crossing the street, or getting out of cars to drop off children at the proposed centre. As well as the safety risk to centre users & pedestrians, this will cause traffic gridlock.
- Vehicles will be required to queue & reverse onto public roads as well as the roundabout located only 5m from the proposed centre. This roundabout already has visibility issues & is the location of the most traffic incidents in North Balgowlah.

- The street is a narrow collector road & cars already need to pull over as only one car can pass at a time, this development will exacerbate the problem.

Pedestrian Safety

- Required & requested pedestrian sightlines from the carpark have still not been supplied, as they are not attainable.
- There is no pedestrian footpath along the eastern side of Bangaroo Street (across the road from the site), which in turn results in a particularly high usage of the footpath directly in front of the site by students traveling to schools & to the bus stops.
- Reversing over the only footpath on the street is dangerous, it would be negligent of council to allow this. Council's own Traffic Engineers have previously raised concern with the level of impact on pedestrians stating that the reliance on parking that *"require reversing either onto or off the site will also impact negatively on pedestrian safety in this location"*. This has not changed with a reduction in numbers, cars are still unable to enter & exit the site in a forward direction.
- The assertion that a staff member will supervise the carpark pickup & drop-offs confirms that safety issues still exist. Will they be trained in traffic management & are they liable when an accident occurs?

Parking

- Cars will not fit in the proposed carpark spaces, they will overhang the property onto the footpath, forcing pedestrians onto the street.
- Car spaces are too narrow for doors to be opened.
- Access requires reversing over the only footpath on the street and onto a narrow busy collector road within 5m of a roundabout.
- The applicant references other centres with minor off street parking to leverage off. One of these (Little Rudolph's) hasn't existed since 2016 & is not even in our LGA. The others are established centres that council in previous iterations of this application stated *"Complaints have been received with regard to at least two of the referenced childcare centres regarding parking activity in No Stopping zones or across driveways, restricted sightlines due to parked vehicles and congested conditions at drop off and pick up periods. If this centre were approved without adequate off-street parking similar issues are anticipated"*. It is incomprehensible that specific requirements have been put in place to minimise the impact on local community safety and this proposal is attempting to circumnavigate them for self-benefit and profit.

Fire safety

- There is still no confirmed on-site muster point.
- There is still no confirmed safe exit to the street from the rear of the building or yard, this is still a firetrap.
- The northern path is shown on their plans as 90cm wide (measurements from the neighbouring fence show it to actually be 76cm), it has a downpipe & requires a childproof gate be installed further reducing the width. It cannot satisfy council's requirement of being 1m in unobstructed

width. Especially if they reinstate the noise barriers that were recommended by their own noise report which are now conveniently missing from the plans.

- The southern side will be blocked by commercial bins, the owners car & noise barriers – again, if they decide to listen to install these as recommended by their own noise report. Council have now stipulated that if this side is to be used as an exit, bollards will need to be installed to keep a 1m path to the street clear, which would result in no parking at all.

Stormwater runoff

- Despite numerous requests to previous amendments, there is still no report into the effects of stormwater runoff from the changes to landscaping.
- My property will be affected by the additional hard surface area runoff from the proposed works in the playground area. Our garages on Worrobyl St are downhill from the site & already suffer significantly from runoff, this development will only make things worse. I would expect a hydraulics and geotechnical engineer be engaged to shed more light on the knock-on effect from this part of the proposal.

Not in the public interest & not a good neighbour

- The abundance of submissions from the community each of the seven times the application has been amended proves that there is no merit or support for this development.

I trust that Council will uphold its previous decision and reject this application.

This is a family home directly bordered by 9 residential homes, on a narrow block, on a busy collector road, across from a bus stop, 5m from a roundabout, with noise/amenity issues & unsafe access to inadequate onsite parking - there are way too many issues with converting this to a childcare centre which by its very nature should be safe.

It would be negligent of council to approve this development.