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**Sent:** 18/07/2021 9:45:49 PM  
**Subject:** Online Submission

18/07/2021

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

I am a resident of Worrobyl Street.

Please take into consideration my objections to DA2021/0680, 16 Bangaroo Street North Balgowlah NSW 2093.

Main objection are about safety:

1. The Traffic Engineer Referral Response concludes "The proposal is therefore unsupported".
2. Please consider that Bangaroo Street is a main road for North Balgowlah residents and already busy with cars parked on both sides. Cars speed on this stretch of road and current residents have already difficulties in exiting their driveways and the fact that often two cars can't meet without needing to stop or at least drastically reduce speed. It will be a safety concern for all parents that are going to have to reverse out from the childcare center back onto the main street.
3. Location of proposed childcare center is very close to roundabout and it was installed to improve traffic flow. If proposed center goes ahead, there will be cars waiting to get into the center to drop off and at the same time there will be cars reversing out of the center, this will impact safety and lead to reduced traffic flow on Bangaroo Street.
4. Seaforth Public Primary school is situated further down Bangaroo street, young school aged children attending Seaforth Public School are walking and cycling along the footpath outside 16 Bangaroo street. I'm concerned about the safety for these students and for pedestrians of all ages having to zig zag between cars coming in and out from the childcare center.
5. The proposed number of car spots won't be sufficient to meet requirements from both staff and parents. They will be seeking to park on neighboring streets, the closest being Worrobyl Street. Worrobyl Street is very narrow with cars already parked on both sides. It is today impossible to have two cars meet, so one car always needs to find a free spot to stand in, for the other car to be able to pass. In addition, neither side of the street has a dedicated footpath only grass that slopes and is uneven, hence today most people have to walk on the actual road, which is a safety concern as is. Add on stressed parents having to navigate prams and toddlers in the middle of a busy road is to me a great safety concern. Added traffic will make the situation even worse. The other neighboring street is St Pauls and they do not have a footpath either. On the opposite side of Worrobyl Street is Serpentine Crescent, it's also a narrow street. There is no pedestrian crossing from Serpentine Crescent to proposed childcare. I cross that road every school day with my children and all I can say is that you need to be patient. It's busy and cars do not slow down. Safety is definitely a concern and a reason why I do not let my children walk to school themselves.
6. Northern Beaches council approved the removal of parking spaces on Worrobyl Street due to safety concerns raised by residents. Consequently, there will be even less available parking on Worrobyl Street since the cars who usually park on those spots now will be seeking the remaining free spots on the street.
7. With increased garbage collection required compared to a residential dwelling, it will

decrease traffic flow and have an increase in noise level.

8. This is a residential area and the proposed center is in between houses with not much room between the properties. Noise impact should be considered and be realistic and building a 3m barrier will impact neighbors' views and is not compliant with planning guidelines for boundary fences.

9. In the event of a fire, I question if the the children and staff of the childcare center will be able to safely evacuate the property and find a safe assembly point.

10. According to the operations plan, it proposes contractual drop off and pick up times in 10-minute slots to justify non-compliant parking. This is not realistic based on two reasons. Firstly, mornings are chaotic in most households when you have young children so being assigned a 10 minute contractual drop off and pick/up time is unrealistic and puts even more stress on sleep deprived parents. Secondly, the drop & pick up times are peak hour traffic and planning to arrive within a 10 minute time slot is unrealistic, unless you're travelling from a couple of streets away.

11. Privacy concerns - There's an elevated communal walkway through the neighbouring property which does not meet visual or acoustic privacy for occupants and neighbours as it is required to do.

12. Suitability for children- would you consider sending your children to a childcare that has a 3m fence, that according to report BCA Clause c3.4 states that Activity Area 1 to have its windows permanently closed, and noise abatement measures require "windows and doors of indoor play areas should be kept closed during active high intensive noise activities such as music or singing" which would require the children to be inside most of the day! Additionally, "Activity Area 1 appears to have approximately 4.1m<sup>2</sup> natural lighting via windows and the front door, whereas approximately 5.5m<sup>2</sup> is required." which means in fact the building receives inadequate levels of natural light.

13. Disability access - the submitted plans do not show that there are steps at the front of the proposed childcare centre and plans do not indicate that there will be changes to these which raises the question whether considerations have been account for in terms of disability access, e.g. will a wheelchair be able to enter and exit the premise? The Disability (Access to Premises - buildings) Standard 2010 requires that exits be provided from a building to allow occupants to evacuate safely while also being appropriate for the function or use of the building..

14. The Site Plan in the DA does not show any elevation or shadow plans of the noise abatement walls which are 3m high in places and affect the views and light of neighbours.

Lastly, I'm a mother with two children, and I'm certainly not against having a childcare center in our neighborhood but it must be on a safe site that doesn't increase the risk for accidents to happen or impact neighbours who have invested to live in a quiet suburb not adjacent to a commercial property. 16 Bangaroo is NOT a safe location to host a childcare center, so the question is to whose benefit is this development?