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Subject: Online Submission

16/07/2021

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

My partner (Adam Iezzi) recently submitted an objection to the proposed childcare centre at 16 Bangaroo Street.

I would like to add the following points to our objection.

Emergency & Evaluation Plan

- Is required to be submitted with a DA and should consider the mobility of children and how this is to be accommodated during an evacuation, the location of a safe congregation/assembly point away from the evacuated building, busy roads, other hazards and away from evacuation points used by tenants of surrounding buildings, how children will be supervised during the evacuation and at the congregation/assembly point, relative to the capacity of the facility and governing child-to staff ratios.
- I suggest that this plan was not submitted as there is no safe area close to the development site for an emergency congregation/assembly point.

Disability Access

- The MDCP recognises the importance of considering access issues from the beginning of a development process, whilst also aiming to provide equitable, dignified and non-discriminatory access for all people, regardless of abilities.
- There are steps at the front of the building that are not shown on the submitted plans, there is no indication or mention of these being replaced by a ramp to enable wheelchair access.
- 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. Of particular concern, is the inappropriateness of the proposed exits. In relation to the side boundaries - one is only 760mm in width while the minimum clear opening for a wheelchair should be 850mm & the other will be blocked by cars/bins. Additionally, the main entrance/exit door opening is only 800mm wide so is also impossible for wheelchair use.
- Access in these regards appear to be limited and difficult to negotiate for parents/guardians, young children and impossible for people with a disability.

Pedestrian Safety

- The developers have not addressed pedestrian safety outcomes, in particular the potential conflict between the proposed driveway and the high level of foot traffic that traverses the frontage of the site.
- The required sight lines to pedestrians and other vehicles in and around the carpark should not be obstructed by landscaping or signage and a pedestrian sightline triangle of 2.0 metres by 2.5m metres (in accordance with AS2890.1:2004) has not been provided at the point where the driveway meets the footpath, as the developers are likely aware this sightline is not

achievable with the proposed parking plan.

- It should be noted that 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 at the drop-off/pick-up periods which coincide with Seaforth Public School & students using the bus stop located within 30m.
- Council's own Traffic Engineer in reviewing the proposal has also raised concern with the level of impact on pedestrians and traffic with vehicles reversing into the street, deeming this site unsuitable for the proposed development.

Internal Design Considerations

- Design considerations should include solid walls in children's toilet cubicles (but no doors) to provide dignity whilst enabling supervision.
- This is not indicated on the plans, most likely because the proposed bathroom is way too small to allow for these.

On 14/07/21, The Land & Environment court knocked back an appeal from the developer of a similar proposed childcare centre at 11 Boronia Avenue Turrumurra. Issues raised by residents & council were also in relation to the noise, privacy, traffic, carpark, acoustic impact of the proposed development & an acoustic fence that would have adverse impacts on the character of the area. These objections were upheld by the Land & Environment court & serve as a precedent to reject unsuitable developments, such as the one proposed at 16 Bangaroo St, in residential areas.

I implore the council to listen to the over 130 objections submitted to date by the local community, the majority of which relate to issues with parking, noise, traffic & pedestrian safety. We live on & utilise these streets daily, giving us first-hand experience of the issues already faced & that a commercial development would exacerbate. Please value our opinions when so many have taken the time to bring these issues to light.