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05/05/2022

MS Katie Dunne
4 / 2 Worrobyl ST
North Balgowlah NSW 2093

RE: REV2022/0004 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

I am writing to strongly register my objection to the proposed commercial development at 16 Bangaroo St, North Balgowlah. As a new resident to the area, whose residence is directly above and overlooks the proposed site, I am confused as to why this proposal is being reviewed again with minimal changes, considering the huge number of objections registered previously and obvious safety concerns.

As a parent to young children who attend another daycare in the local area, I am well across the requirements for safety on entry and exit, as well as the sound and disruption that will come from the centre itself.

I wish to register my objection based on the following issues;

Traffic and Parking Concerns

- Bangaroo St is already too busy a thoroughfare for such a narrow stretch of road. I myself have had a number of close calls turning onto Bangaroo St from St Pauls Rd due to obstructed vision from parked cars, and from large vehicles causing cars to pull over to make space on the road. Increasing activity in this area from both cars and pedestrians, will significantly raise the risk of accidents in an already dangerous spot.
- The number of serious recent pedestrian accidents outside 'Little Lane' childcare centre in Manly should serve as an example of the huge risks that come from increasing traffic in inappropriate areas. Local residents had highlighted similar concerns as those objecting to this proposal and those objections were ignored. The safety of the community should not come second place to commercial objectives.
- It is also apparent that the parking provisions are still not compliant, not allowing for entry and exit in the same direction of travel, as well as the limited size of the parking spots causing serious issues.
- The suburban location, along with limited access to public transport, means that the caregivers will be all accessing the property via vehicles in a 30 minute condensed window in an already dangerous area. This will cause traffic chaos for locals in the area and those passing through that main thoroughfare to get to Seaforth and/or the Wakehurst Parkway in peak hour.
- I also note that there is a general lack of footpaths in the local area, which I have had to navigate with my young children in prams, and I believe the increase of activity in the area will lead to more children and families walking (or riding/scooting) unsafely on the roads where footpaths are not available.

Noise and Privacy

- The window from my residence directly looks over the yard of the proposed centre. The noise will travel directly to my property, where I work from home, have a young baby who sleeps in the day and have a husband who works night shift and needs rest in the day for health and safety reasons as he operates heavy machinery for the general public
- Our general peace and quiet will be completely upheaved and disrupted by this development, and I am unable to see the benefit to the community that outweighs that concern
- The peer review of the applicants' noise report submitted to DA2021/0680 clearly shows the report is flawed and that permitted noise levels will be exceeded
- The noise report also did not take into consideration all apartments backing on to the site, only the ground floor units, meaning the proposed wall will not be suitable or effective at blocking sound for all residents including myself and my family.
- I am devastated at the possibility of having to look at 3m high boundary walls, just to allow for the noise of an unsuitable commercial development on an unsuitable site, and believe this may affect future sale or leasing of my property due to the noise and proximity.
- The residents of both 1 St Pauls Rd and 2 Worrobyl Street (which are busy complexes with lots of foot traffic) will also have direct views into the garden. As a parent, I would find this concerning if my child was in attendance.

Future Commercial Use

- This property is surrounded by private homes, and it is the 'outlook' for my residence and those in my complex. To turn this into an industrial site so close to so many homes is not in keeping with the immediate neighbourhood, nor in fact the entire suburb where all other industrial use properties have a wide open perimeter between them and homes. None have 3m high solid boundary fences around them.
- If a small child care centre with an inexperienced operator fails (as very experienced child care operators predict that it will), we will be left with a commercial property in our residential street that will then be used for who knows what
- I purchased my home at the end of 2021 based on the quiet, peaceful and suburban nature of this neighbourhood. Approving this development will significantly disrupt the suburban area, and cause me and the local community great distress.

This is the 3rd attempt to get this proposal passed. 152 objections to the last application DA2021/0680, and 6 points of refusal cannot be resolved simply by reducing child numbers by a few places.

I trust that Councils' previous decision to reject the site as unsuitable for the proposed purpose will be upheld and the safety of the community put at highest priority.

Regards,

Katie Dunne