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**RE: DA2020/1397 - 16 Bangaroo Street NORTH BALGOWLAH NSW 2093**

Please find the relevant objections below for the proposed childcare facility. Some of the flawed statements done by the reports are displayed in quotation marks with the response below.

1)Traffic and safety of our children

- The facility will unnecessarily increase the volume of traffic in an already busy thoroughfare; the number of child placement proposed has the potential to create over 300 traffic movements during the working week

- Bangaroo street is a busy street. Because of the speeding cars a roundabout has been built 20 meters away from 16 Bangaroo street to slow down the traffic. This location is not suitable for drop offs. We are also very concerned about kids playing and riding bicycles on this sidewalk as it is the only sidewalk on the street. It is already quite dangerous to get in and out of carpools. Daily drop off and pickups is a recipe for disaster.

- It is a quite narrow street for the amount of traffic it receives. If there are cars parked both sides in most cases, you need to stop and give way to the other vehicle or vice versa. Weekly bin collection times are already a struggle.

- Parking is quite limited as a result of the proximity to the roundabout, bus stop and the width of the Bangaroo and Worroobil Streets. Currently there is less than average one spot per house on street parking available.

- Finally, the proposed car park development plan in front of the property is not suitable for this location as planning to park 5 cars on such a tight space on a high traffic road is unrealistic. For a car to be able to park on a tight spot like this the entering radius has to be quite big and any driver who is coming from south and wanting to park in the proposed spots has to navigate through cutting the other lane and quite possibly with multiple manoeuvres. If you take the leaving cars and parents waiting for a spot on the side of the road and pedestrian traffic into consideration it is very easy to see the impossibility of the proposed development.

2)Acoustic privacy

- At the time of the acoustic report there was 4 meter high 1.6-meter-wide hedging around the property. These trees have been removed and currently there is nothing preventing noise between neighbours.

- As someone who lived next door of 16 Bangaroo street with the tenants living in it we heard the footsteps of the occupants regularly although both sides were inside while the doors were closed. Acoustic report doesn't take this into consideration.

•Acoustic report doesn't take into consideration that the site is a sloping site. In this case any type of sound proofing barrier on the north side has to be built over 4 meters high. This has view blocking implications as well as blocking sufficient sunlight for the children.

•5.1.3 Statement: "A preliminary noise impact prediction of children playing inside and outside the centre was undertaken. It was assumed the playrooms' window and door were open while children were engaged in active play inside the centre. The second scenario assesses a total of eight children playing outside, five children in the open area and three within the sandpit, adjacent to the western fence. In addition to this, the prediction assumes a 1.8m high boundary fence surrounding the play area.

This is not attainable as there is no way of distributing children on certain spots on certain numbers. Also based on childcare regulations all children must be outside or inside together at the same time.

•5.1.3 - Statement: "Preliminary impact noise prediction from children engaged in active play inside the centre playrooms was predicted to exceed the criterion at receivers R01 and R02. These receivers are located nearest to the playroom and have line of sight of the window and doors of the playrooms. Noise emissions of children playing outside is predicted to exceed the daytime criterion at receivers R02, R03 and R04, particularly the upper level. "

It is clearly stated here that noise emissions will exceed the acceptable limit and the proposed property is not suitable acoustically for day care facility.

•5.1.3 - Statement: "Windows are closed during active intensive noisy activities." Windows cannot be closed at all times. This scenario is not realistic.

•5.1.3 - "Statement: The proposed noise barrier outlined in Section 6.1. In summary this consists of a 2.4m barrier on the north and partially on the south side, a 3m high barrier to the west, and 1.8m high barrier along the south boundary. "

Proposed 2.4-meter barrier is not high enough because of the slope.

•5.1.4 - Noise Modelling Results: These scenarios are not attainable as anyone with children can easily understand that it is impossible to place children on certain spots and expect them to stay there.

•5.1.5- Mechanical Plant Noise: Proposed exhaust fan will be blowing straight to the property at 18 Bangaroo Street. These 2 properties are extremely close to each other and noise will be quite high. Also, the fan is blowing towards the opening of the bathroom ventilation of 18 Bangaroo Street.

•5.2.1 / 5.3 - Road Traffic Noise Assessment: Acoustic report has been done where there is no children around and property was unoccupied. This data has been collected on school holidays and at the peak of the covid outbreak. Therefore this traffic and traffic related acoustic reports (Am and PM) doesn't reflect the reality. As you might know 16 bangaroo street is located just in the middle of Seaforth public and North Balgowlah public schools. These numbers will be completely out of acceptable boundaries if the report has been done on an actual school day.

• 6.1 - Noise Barrier: The proposed height of the sound barrier won't be sufficient to stop any type of noise because of the slope.

- 6.2 - Mechanical Plant: This mechanical plant is too close to 18 Bangaroo Street and potentially blowing fumes to the house through bathroom window.
- 6.3 - Statement: "Windows and doors of indoor play areas should be kept closed during active high intensive noise activities such as music or singing."  
It is not realistic to think that windows will be closed at all times.
- 6.4 - The fact that the actual report finds that there is a need for a noise management plan confirms that the site is unsuitable for a childcare operation.
- Statement: "Allow a maximum of eight children to play outside in the play area."  
This is not a realistic solution as there is no way of controlling children running around. Anyone has kids can easily understand this.
- Statement: "Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children. This includes no door slamming or do not raise voices at the front of the centre."  
Any parent or someone who has dealt with children knows that the screams and crying children is a part of a drop-off routine. Informing parents is not a solution to this as they don't want the screams and cries as much as anybody around. It just happens. The only way to stop this is not to have the childcare.
- Statement: "Crying children should be taken inside the centre and be comforted."  
Again, this is not a plan as it states the obvious impossibility of keeping the noise down. There is no explanation about how to keep the shouting and crying children's voice down.
- There is no realistic solution to protect acoustic privacy of the next door houses apart from not going ahead with the proposed childcare.

### 3) Statement of environmental effects

- As stated on the proposed document there is not enough parking suitable to have a childcare facility on 16 Bangaroo Street.
- 16 and 18 Bangaroo street houses are extremely close to each other. The distance between the house at 16 Bangaroo street and boundary fence is 800mm, not 900 mm as stated. Please see the photo on the below link.  
<https://www.evernote.com//AQtlusHq2idlcrTC0lCzQlFO5OcFvd5pjfg>
- Access to sunlight - this report doesn't take into consideration of the adjustments about the increased boundary fence height required by the acoustics report. It is possible that with the proposed high walls there won't be enough direct sunlight.
- There is very limited visual privacy between blocks. From all three sides. This is not ideal for children as well as neighbours. A potential childcare will be overlooked by neighbouring properties as well as overlooking at them from various angles.
- Proposed full shade cover for the backyard will close the view of the house at 18 Bangaroo street and create excessive shade for the houses located at 14A and 14B Bangaroo Street because of the slope.

- The problem of waste generated by the facility and its impact on surrounding residents is not addressed adequately in the DA proposal. The facility is obviously going to generate considerable waste that is inappropriate for a residential zone. For instance, the DA proposal makes no mention of how the facility plans on dealing with the large volume of soiled nappies and the associated smell and flies it will attract; it can only be assumed the operators intend disposing of soiled nappies via the domestic red waste bins which, given the bins are only emptied once per week, has the potential to create an environmental hazard and odours (particularly in summer) that is unsuitable and inappropriate for a residential area.
- Zoning: We already have a number of shops 40 meters away and it is a concern that with additional childcare, the area will be drifting away from its residential zone status. In our opinion the operation of a childcare centre in the current zoning is totally inappropriate and council has, for very good reasons zoned the area to specifically not allow such activity; there are zonings within the North Balgowlah area where such a facility can operate without compromising the surrounding neighbourhood and council will be setting a dangerous precedent if they grant approval to this development. It will potentially open the council to legal challenges for other developers to place inappropriate development in residential communities.

#### 4) Conclusion:

It is our opinion that it has not been considered at all and the primary reason for the location of the development in a residential area is to maximize financial gain for the owner/s at the expense and wellbeing of the surrounding residents.