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07/06/2022

MS Anita McMahon
26 Bangaroo ST
NORTH BALGOWLAH NSW 2093

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

Dear Assessing Team,

My comments on the Planning Proposal are as follow and the Development should not be approved:

1. 16 Bangaroo street it is almost on a round about which does not make it safe or suitable for increased traffic volume to the property. This will impact on the regular traffic that flows along Bangaroo street, Bangaroo street is a narrow busy thoroughfare which is also a bus route for public transport buses and a number of private and public school buses . Most of the time from constant observations one side of the street needs to come to a halt to allow the traffic to flow through. Having parents dropping the children will create traffic hazards especially around the roundabout.
2. The majority of the houses have been acquired to live in and it is very disgraceful that the neighbours will be subjected to a 3m fence cutting out some light into their yards and property for commercial purposes. This will be a very sad precedent for any property in North Balgowlah. The block is meant for people to live in not to be subjected to noisy commercial abuses from out of the area investors.
3. Parking at the times of operation will also be a problem. There are barely no parking in the adjoining streets as there is no parking in front of 16 Bangaroo street.
4. Commercial property invites vandalism when not occupied on the weekend as experienced in the schools nearby.
5. The site is on a small parcel of land and the neighbourhood would only be subjected to the noise emitted. This will also affect many of the residents who now work from home. The owners should really be looking at selling as a family home and take the proceeds to buy a bigger and more suitable area for a childcare operation.
6. The proposal is a dangerous precedent and is located in a very dangerous area which will contribute to traffic accidents or chaos.
7. This location does not need a facility as proposed as there seems to be quite a few around the area.

The Council should be looking after the residents not just one out of the area investor.