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Subject: Online Submission

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RE: DA2020/1758 - 11 Lewis Street BALGOWLAH HEIGHTS NSW 2093

I am writing to lodge my strongest objection to the planning proposal for 11 Lewis St. There appears to be no consideration, or incomplete consideration, in the planning for the following items:

- ensuring pedestrians along the footpath are protected (which there are significant numbers of very young children) due to the use of high fencing to boundaries impacting viewing distances.
- no consideration to vehicles being unable to enter due to pedestrian load and subsequent impact to significant street traffic congestion at school drop off times (particularly since the drop off times will tend to match).
- queuing lengths for people dropping off into an underground carpark which requires 3pt turns to enter/exit that also blocks the main access route into the carpark which will further impact on street traffic flow.
- protection to adjacent properties for the excavation works with complete lack of space provision for structure to protect/construct adjacent properties during construction.
- structural thickness to achieve the ground floor which will cause a deepening / raising of floor levels
- Use of exposed mechanical car stackers close to small children
- consideration of queuing times for car stackers to operate and impact on street traffic flow
- car stackers have been noted in report as being too small (length).
- provision for car stackers to accommodate vehicles other than small vehicles (eg 7 seaters and/or SUV/4wds which are very common in the Balgowlah heights Area)
- underprovision of car spaces in a location which is already severely impacted on street parking by the adjacent school
- underprovision of required bike parking (or pram parking).
- lack of consideration of required fire ratings for external walls
- lack of ventilation for carpark
- the BCA provision for height of storeys appears incorrect (should be 3 - refer to clause C1.2b
- Certifier's method of calculation is incorrect)
- The type of construction should be Type A. External materials would need to be upgraded, particularly windows may not have a solution.
- Natural light provided by south windows is too close to boundaries (BCA F4.2b(iii) which will impact on external wall position