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Subject: Online Submission

27/01/2021

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- 23 Radio AVE
Balgowlah Heights NSW 2093
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RE: DA2020/1758 - 11 Lewis Street BALGOWLAH HEIGHTS NSW 2093

Dear Mr Bull and Northern Beaches Council,

I am a resident of Radio Avenue, Balgowlah Heights.

I am writing in objection to the development application for proposed re-development at 11 Lewis Street Balgowlah Heights (DA2000/1758) - That is, demolition of a two story, single dwelling residential property and construction of a multi-level commercial business premises (long daycare centre catering for 57 children aged from birth to five years, plus 11 staff members).

My objection to this development application is based on the below concerns:

1. Road/traffic safety:

A) Road safety is already a major concern along Lewis St, Ernest St and surrounding streets. As a resident of Radio Ave with a child attending Balgowlah Heights Public School (BHPS) and on-site before/after school care (Arabadoo) I am an all too frequent witness to many near misses along Lewis St and surrounding streets - Both car v car, and car v pedestrian. Children (despite all road safety education) will always be unpredictable around cars, roads and driveways.

B) A school survey initiated by the BHPS P&C (? late 2019/early 2020) called for feedback on an interactive map to provide Council with areas of road safety concern in/around Lewis St and Radio Ave - The map was filled with feedback which clearly highlights to Council that residents and locals have a long list of worries and concerns with the current levels of traffic and road safety - I am not aware if this feedback has been provided to the Council's Traffic/Road Safety Committee, but would be interested to know Council's view on the feedback provided.

C) Based on 1A and 1B above, I cannot support an additional 136 car movements (57 children x two in/out trips - Plus same for 11 x staff), plus waste removal trucks, plus delivery trucks/vehicles along Lewis St and surrounding streets at all times of day on already narrow, congested roads where hundreds of children enter and exit BHPS and Arabadoo each day.

D) I note the proposed driveway appears as a wide to narrow (from the street), steep access point to an underground car park - The risk to pedestrians, in particular children, crossing this driveway (which cuts across the only footpath at the northern end of Lewis St, approaching BHPS/Arabadoo) is significant with entering and exiting vehicles.

2. Traffic congestion:

A) Lewis St, Radio Ave, Ernest St and surrounds are all narrow access roads, and down to two car width only in some areas. An additional 136 car trips each weekday (see above) plus additional waste and delivery vehicles would contribute to further congestion in and around already difficult to navigate areas.

B) Parking along Lewis St and Radio Ave is already clogged during the week (local residents

cars/boats/trailers, trade vehicles, BHPS staff, BHPS parents, Arabanoo staff) and restricted parking zones apply in some areas during BHPS drop off/pick up times - Trying to imagine where some commuting childcare parents/carers will park in these already clogged streets during the week is difficult.

C) Waste removal and deliveries to a childcare centre will be required on a frequent basis and trucks will require access/parking "at the door" - It appears height restrictions apply in the proposed underground car park and on this basis assume the proposed centre will require some form of "loading zone only" or further restricted parking on Lewis St - Therefore contributing to existing parking difficulties.

3. Waste: BHPS, Arabanoo and neighbouring properties are likely to be impacted by waste smells associated with a childcare centre (soiled nappies, disinfectant, toilets/plumbing, food scraps, rubbish etc)

4. Noise:

A) Traffic noise generated by an additional 136 car trips in/out of Lewis St and along surrounding streets each week day.

B) Proposed basement car park includes an electric/hydraulic gate and car stacker which are loud and disruptive to the immediate neighbours.

C) Multiple access point/safety gate openings and closings.

D) Waste removal trucks on a regular basis.

E) Deliveries which would also be expected on a frequent/regular basis by large commercial vehicles in/out of Lewis St and along surrounding streets.

F) Centre noise (57 babies, toddlers, preschoolers plus 11 staff members) plus drop off/pick up activity which is likely to be a considerable increase to noise currently generated by the existing residential dwelling

5. Need: What is the feasibility of additional 57 long daycare spots in this area/location when other local childcare providers are actively advertising vacancies?

6. Location: 11 Lewis St (single/residential size block of land) appears inadequate to cater for a building/business of the proposed size, particularly an underground car park including car stackers (which I have personally used in previous residences and are completely impractical for loading and unloading of babies and children in capsules/car seats/booster seats)

7. Streetscape/property prices: A childcare centre of this size and scale is not fitting with the residential streetscape of Lewis St, and is highly likely to devalue neighbouring properties

8. Future development: If this development application is approved, please advise Council's appetite for future commercial/business development in this area - Can I or other neighbouring residents be encouraged to engage commercial property developers and apply to redevelop residential property/properties for additional and competing long daycare centres?

In addition to the above points/concerns, I would also point out to Council the timing of the application lodgement by the owners and the developer/applicant during the first week of January. This is well known to be a time when many people are away (as in my case, and many other neighbours/local residents impacted by this proposed development) - This is also a time when BHPS is closed for summer holidays. Therefore, limited opportunity (or in some cases zero opportunity) has been provided to many neighbours/local residents to sufficiently consider the application and submit feedback. The timing appears calculated and I would ask that Council provides an extension to the cut off date for submissions to afford all local residents and the wider community the opportunity to consider this proposal adequately and

provide feedback.

I would be happy to provide any additional detail or expand on any of the above points if required.

Yours faithfully,

Rebecca Demmery