
From: Management Committee
Sent: Monday, 30 May 2022 10:53 AM
To: Planning Panels - Northern Beaches
Cc: Elanora Preschool; Ruth Robins; Vincent De Luca OAM
Subject: DA2021/1426 (51 Kalang Road Elanora Heights) - further written submission
Attachments: Letter to Panel re 51 Kalang Rd development.pdf; Kalang Rd Development_EHCP Board submission.pdf

Categories: NBLPP

Good morning,

Please see attached a further written submission from the Elanora Heights Community Preschool regarding this submission. I have also attached our original submission for reference.

Kind regards

Jessie Evans
Chairperson
Elanora Heights Community Preschool Board

30/05/2022

Dear Sir/Madam,

RE: DA2021/1426 - 51 Kalang Road, Elanora Heights - Demolition works and construction of a shop top housing development

I write to you as Chairperson of the Elanora Heights Community Preschool on behalf of the Board of Directors.

The board respectfully requests that this submission is provided to the Northern Beaches Local Planning Panel prior to the meeting on Wednesday 1 June 2022.

Members of the board are disappointed with the observations and recommendations put forward in the Assessment Report prepared by Adam Susko. At its foundation – the report mischaracterises the unique nature and value to the community of the Elanora Heights Community Centre as a whole and the Elanora Heights Community Preschool specifically.

The preschool is a not-for-profit centre that has served the Elanora Heights community for over 50 years. It has provided a strong foundation for the community's children as they transition to school in the area. Disruptions to the operations of the preschool will have significant repercussions for pathways to schooling for local children.

The potential disruptions during construction are:

- Noise from construction and heavy vehicle traffic
- Traffic and safety concerns resulting from heavy vehicle movements
- Loss of parking amenities as a result of Tradesperson and Contractor parking

After construction is complete our concerns are:

- The loss of parking amenities due to inadequate parking and loading facilities for the retail premises
- Overshadowing of the parking area and preschool

These concerns were raised in our original submission. An attempt has been made to address some of these concerns through the Traffic Engineer Referral Response and the Construction Traffic Management Plan, however many of the issues still stand (*NB: We assume that this plan also applies to the demolition period. The assessment report alludes to a Demolition Traffic Management Plan which we have not sighted*).

We would like to see the following amendments to the Site Plans and Construction Management Plan:

- Scheduling major pours, major demolition works and large material deliveries for the school holiday period when the preschool is not operating. NB: Major pours would take approximately 8 hours to pour with 6 trucks per hour or 40 truck movements per day, with trucks parked kerbside to unload materials.
- Heavy vehicle movements being scheduled outside of (or at least minimised) during pick up and drop off times (8am-9am and 3pm-4pm).
- Any degradation of the council parking area (public reserve) due to heavy vehicle movements must be rectified within a 1 month after it has reported to and confirmed by Council.
- Parking of tradesperson and contractor vehicles is not permitted in the adjoining council parking area and that this information is included in site inductions. This is in addition to the site manager ensuring that adequate tradesperson and contractor parking is available on site.
- That mirrors be placed on the driveway at the southern end of the site after construction to aid vehicles safely entering and exiting the site.
- An amended parking plan that properly addresses the adequacy of visitor parking, and parking related to the retail premises. NB: the Traffic Engineering Response acknowledges that amendments to the original parking plan have better addressed the adequacy of stacker parking for residents however visitor parking and parking related to the retail premises seems unchanged.

We acknowledge that there is little that the developer can do to address the blind corner on which the site is situated. There is also little that the developer can do to address the existing problems with community amenities (parking, footpaths, road quality) around the Elanora Heights Community Centre. We are continuing to advocate for Council to improve amenities and to engage with the community and the preschool on these issues.

We ask that Northern Beaches Local Planning Panel, as representatives of council, help advocate more broadly for Elanora Heights as an area of the Northern Beaches community not currently being well served. We also invite Lightning Property Developments Pty Ltd to be an active part of our community – and join efforts to ensure that our community amenities are sufficient and well maintained.

Kind regards

Jessie Evans
Chairperson
Elanora Heights Community Preschool Board

28/09/2021

Dear Mr Mitchell,

Application Number: DA2021/1426
New - Demolition works and construction of a shop top housing development

I write to you on behalf of and in my position as Chairperson for the Elanora Heights Community Preschool Board of Directors. Elanora Heights Community Preschool is a community based not-for-profit preschool that is proud to have provided over 50 years of high-quality education care.

Context

Our Preschool continually improves on professional knowledge and practice to ensure that children at preschool have access to a range of high-quality programs, equipment and materials that promote growth, development and lifelong learning.

Elanora Heights Community Preschool is proudly rated as EXCEEDING in all 7 areas of the National Quality Standard by the Australian Children's Education and Care Quality Authority (ACECQA).

The property proposed for development, 51 Kalang Road, is situated directly alongside our Preschool. The Preschool hires the council-owned community centre Monday-Friday between the hours of 8 am – 4 pm. There are other regular hirers of the hall that also make use of its facilities.

Road Safety

The proposed development and the Preschool are positioned on a dangerous blind corner where existing hedges/trees along with the angle of the road at 51 Kalang Road obscure clear vision for anyone attempting to exit the community centre carpark as they pull out of the driveway.

Both the Preschool and its Board have consistently expressed safety concerns about this corner and the quick haste one needs to enter/exit the community centre carpark to avoid serious collision. This is obviously a huge safety concern for the Preschool due to young children aged between 3-5 years old arriving and leaving the centre both in vehicles and on foot during busy peak times in the mornings and afternoons.

Over the past ten years, the Preschool has continually raised road safety concerns about this stretch of road with Northern Beaches Council and Transport for NSW. On behalf of the children and families attending Elanora Heights Community Preschool, the Preschool has previously requested clear signage (warning drivers to slow down for children/blind driveway), a pedestrian crossing, speed humps, road safety mirrors, etc.

None of these requests have eventuated and we have done our best to continually educate our families but the cause for concern does not solely rest with them as they are not the only users of the road. We now hold even graver concerns that Northern Beaches Council could possibly consider a development of this size and scale in an area that already has existing unresolved road safety concerns relating to young children and families.

Safety in this circumstance must be the priority.

Council-owned Facilities

The community centre includes a car park which is utilised by the Preschool during its operating hours. It is already a struggle to provide enough safe car spaces for the 80 children and families attending each week. Along with the road safety concerns highlighted above, the carpark itself has been subject to requests to Northern Beaches Council to undertake a safety review. There are several significant potholes and dips/raises that cause trip hazards, the carpark is shadowed by 3pm with no adequate lighting (this would be worse with the proposed development), there are no

marked lines and no safety signs. The driveway into/out of the carpark is also quite steep and bumpy meaning one has to drive slowly on a blind corner or risk damage to the undercarriage of the car or experience a bumpy exit.

It would be inappropriate for Northern Beaches Council to place children's safety at further risk due to creating additional traffic and parking issues, causing disruption in local residential streets, and potentially restricting outdoor play time to achieve appropriate noise levels for residents in the proposed units etc.

To compound this, it would be unrealistic to argue that people using the proposed development shops and/or residents of the units would not utilise the centre's carpark thus taking away valuable parking spots for families and creating an environment that could lead to unsafe parking practises.

Given that Northern Beaches Council is the owner of the community centre, we implore you to seriously consider the effects this development would have on the asset and the impacts it may have on your ability to maintain and continue hiring the facility out.

Construction Impacts

The Board is also concerned about the impacts construction of the development would have on our Preschool community. It appears that access to pathways during construction would be blocked with up to 40 trucks standing on the kerbside per day. This would make it very dangerous for people walking to the shops or home, as well as extremely dangerous for the children who walk to Preschool. The movement of this many trucks is also dangerous for road users in such a small village.

As well as the closure of pathways, the closure of a lane of Kalang Road would further impact family's abilities to pick up and drop off children on time. It would also impact the flow of an already congested carpark as well.

We are also concerned about the impact's construction noise would have on staff and children who are at the centre to learn and provide vital education. Council should also consider the location and impact that air conditioning units and basement ventilation would have on the Preschool in the long-term.

Suitability of Development

The Board is concerned about the suitability of the proposed new space in relation to being placed alongside a children's education setting and the type of environment the children would be exposed to. Careful consideration should be given to the type of retail stores permitted.

Conclusion

This development could have devastating consequences for our preschool community, and I strongly urge Northern Beaches Council to thoroughly review all safety considerations through the lens of the 80 children and families accessing the community centre preschool each week as it lies directly alongside this property. I also strongly recommend that Northern Beaches Council visit Elanora Heights Community Centre and the Preschool to view the location of the proposed development during peak preschool operation times when the community centre carpark is filled with 40 cars arriving and exiting the driveway with their young children onboard each morning and afternoon.

The location of the new proposed development and the potential noise and privacy impacts it would create, along with serious traffic safety and parking concerns, all point towards this space being highly unsuitable for a proposal of this size alongside the community centre Preschool.

Kind regards

Jessie Evans
Chairperson
Elanora Heights Community Preschool Board