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Subject: Online Submission

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

Chief Executive Officer
Northern Beaches Council
1 Belgrave Street
Manly NSW 2095 Australia

We request that Northern Beaches Council does NOT grant approval to the Proposed Development (DA2020/1758) on the basis of the following facts:

1. Proposed Development (DA2020/1758) does not meet the MANLY DEVELOPMENT CONTROL PLAN 2013 Minimum Residential Total Open Space Requirements.

The proposed development clearly does not meet the Minimum Residential Total Open Space Requirements in terms of Landscaped Area, which requires a minimum of at least 35% of open space for Area OS3.

2. Proposed Development (DA2020/1758) is completely inappropriate for the Balgowlah Heights residential area.

The industrial size and proportions of the proposed development in a purely residential neighborhood is entirely inappropriate and will cause disruption through noise, privacy and waste management issues including an additional 9+ waste bins out on the street on Thursday mornings during school drops. The scale and dimension of the proposed childcare centre business is much better suited to be placed in a light industrial area. It is completely not in keeping with the purely residential neighbourhood. Council zoning rules which do allow for a childcare centre are surely based on modest reconfiguration of existing dwellings and not based on a very large industrial scale childcare centre development.

The proposed development clearly does not meet the MANLY DEVELOPMENT CONTROL PLAN 2013 criteria which includes the objective that a "site is generally suitable for child care centres in terms of its topography, adjacent land uses and pedestrian safety of the area and will not adversely affect the amenity of the existing neighbourhood by way of noise, loss of privacy and traffic.."

3. Clear Danger to Children attending Balgowlah Heights Public School.

Given the scale of the industrial size and proportions of the proposed development, which is

directly adjacent to Balgowlah Heights Public School, the proposed development directly places local children who attend the school in harm's way. There is very high probability that the proposed development will lead to a child being hit by a vehicle or run over due to the substantial increase in car movements and traffic at the proposed development. There is no footpath on the opposite side of Lewis Street and therefore all children use the footpath which directly crosses the driveway of the proposed development. Northern Beaches Council is hereby put-on notice in writing of the residual very high risk to children attending Balgowlah Heights Public School if Northern Beaches Council approves the development.

4. Increase in Traffic and Inadequate Parking is completely not suited a purely Residential Neighbourhood.

The increase in traffic and inadequate parking facilities proposed, will exacerbate the already significant issues with parking and volume of cars around the school and neighbourhood, causing havoc for residents and increasing the risk of accidents. Dropping a baby / infant into day-care is a long process and does not involve just 'kiss and drop'. Together with the Council, the community has recently put in new crossings at Ernest St and Abbott St due to these risks.

5. There is little demand for additional Childcare Services in the area.

The proposed development does not service the community as is claimed, as there are already several local childcare centres which are advertising and not at capacity. The proposal seems to represent an attempt by the applicant to maximise their income rather than provide a genuine required service in the area. The applicant who has no connection with the local neighbourhood nor community. A search of similar applications made on the same random basis confirms the applicant seems to regularly propose this type of development in many different Council areas outside the Northern Beaches. The applicant seems to move from one Council area to another following rejection of proposed developments.