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Subject: Online Submission

27/01/2021

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

27 January 2021

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

Further to the DA for a childcare facility at 11 Lewis Street, my concerns are:

1. 11 Lewis Street is currently zoned Low Density Residential - the proposed development does not comply with this zoning and the DA indicates a significant overdevelopment of a residential site. Permitting this development will further reduce the integrity of the LEP.
2. The timing of the DA submission during school holidays and the closing date (today) for submission when many of the Balgowlah Heights PS community are away in the summer holidays excludes many interested parties, parents of BH Primary School and BH Infants School and residents along feeder traffic streets. For equity an extension to the deadline for submissions is needed.
3. I live outside the notification area on a "main access" road to Balgowlah Heights. This development will rely heavily on vehicles from outside the area increasing the traffic, increasing risk to school pupils walking along and crossing roads, and lessening the amenity of those beyond the current notification area. Could there be wider consultation? ie along the feeder routes from Balgowlah, Balgowlah North, Manly, Seaforth?
4. The NBC Urban Design Referral Response on 21/1/21 does not support the DA.
5. I have scant knowledge of childcare facilities in the area so found the submission from the manager of a local Childcare Centre raised an issue that appears to be valid...

"I am concerned that if a new child care facility is approved for development childcare facilities already in the surrounding areas will begin to go out of business. I currently manage one and are in contact with other services in my area that still have a lot of spaces available. My questions are; If the services in the surrounding areas aren't full does the community really need a new centre-based childcare facility?"
6. The Safety of BHPS students will be impacted by the increased congestion and traffic not only in Lewis St but also along the walking/bike routes to BHPS - many submissions have given details of the present congestion at times of school drop-off and pick up. time I support

this view and ask NBC to be proactive and avoid "an accident waiting to happen". Reading the application's traffic report, it appears the number of movements is understated. Each arrival for drop off will also be a departure. ie Forty six morning arrivals for drop-off will result in forty six departures during the time school students are arriving for before school activities through to normal classes.

7. The on-site parking provision is below code and even so relies on mechanical stackers. There is no requirement for on-going maintenance of the stackers, nor an alternate parking plan if any of the mechanical stackers fail or are out of service. On-site parking code minimums for staff and visitors must be stand alone with stackers available for excess parking.

8. The overall layout of Balgowlah Height's streets and their construction was at a time when fewer vehicles of a smaller size were using the roads. Intersections near the school are on hilly streets and are risky for pupils to cross. As years have passed, vehicle numbers, vehicles size and traffic volume have increased leading to congestion, increased risk to pedestrians, and a decrease in resident amenity. Increased traffic movements resulting from the proposed development in a residential area will increase pedestrian risk, and further decrease that amenity.

Thank you for considering my concerns, I trust NB Council to take the concerns of local residents seriously and not approve this proposal.

Ken Ambler