
Sent: 28/01/2021 9:49:39 PM
Subject: Application Number: DA2020/1758

Thursday, 28 January 2021

To Whom it May Concern,

We are parents of two kids at BHPS and have been doing pick-ups and drop off at the school since 2017. We want to oppose the planned childcare center at 11 Lewis St Balgowlah Heights.

The Kiss and Drop Zones of the school have always been heavily congested – with traffic snaking dangerously around corners into (very narrow) Abbot Street, blocking two-way transit of traffic, causing dangerously low visibility on Abbot, Lewis St (and Radio Ave). Combined with impatient drivers, it is already a huge risk to pedestrians. The Kiss and Drop is so dangerous in my opinion, that I have always had to leave work early to either walk from home, or park in a neighbouring street and walk to the school to pick up kids.

There are a couple of bad choke points around the school, and the area between the main school gate on Lewis St and the corner of Lewis and Ernest Street is one of them. It is irresponsible to place a commercial building into it. We can't imagine how anyone who really knows the street would propose it. After 3pm this (100 meter?) stretch (which myself or my partner walk along every day) is overflowing with a throng of kids chatting and playing, parents talking, kids patting dogs, toddlers running ahead to climb a tree. Bikes, scooters – you name it. Our kids, walk along, not looking where they are going, as they shout out goodbyes to friends who have been picked up by car as they wave out of windows. There is no other time in our kids walk to and from school when they are more excitable or more distracted. Adding a commercial car park entry with low visibility right on the edge of the school boundary (where kids are still mentally in 'safe' mode) is an accident waiting to happen. It is literally in the most dangerous place we could have imagined it.

- The slowness of the double car stacker means cars waiting to enter the center will be double parked in Ernest Street (blocking the exit of cars from the school's Kiss and Drop Zone, and causing further impediment to the flow of traffic on Lewis St and into Abbot St.

Due to congestion, drivers using the childcare center will have to make very quick decisions on when to cut across traffic exit or enter the driveway to the car park – it is not a good combination with distracted kids who have literally just walked out of a school gate.

Also, I have also not seen an **asbestos management plan** in the documents submitted, but note that as the existing building is pre-1990s. It should be assumed to contain asbestos. Where is the asbestos plan?

I know of no one who has struggled to find a local childcare place. The area is well serviced. We question social and community rationale for this center. It seems to be designed to maximise only profit, not amenity or benefit to the community – especially not to the school kids next door.

This is not an matter of over-development or stopping progress, it is a matter of poorly planned, badly communicated, unsafe and un-needed development.

Instead of risking our kids lives by adding more dangers driving to their day, why don't you suggest the childcare center operators lease some the under-used council owned golf course land instead? Lots of land being used by a privileged few and supported by a majority of ratepayers who derive ZERO benefit from them!

We hope council will reject the development,

Sasha Fegan and Andrew Farrell