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Subject: Online Submission

26/01/2021

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

Application No. - DA 2020/1758
Address - Lot B DP369977 11 Lewis Street Balgowlah Heights

I am writing to you in reference to the above proposed DA for 11 Lewis Street, Balgowlah Heights and to lodge my objection. The timing of the application and submission deadline process during school holidays would appear to be deliberate and one hopes in fairness to all the council extends the submission deadline to allow the school community to be made aware of the proposal and have their say.

My major concerns with this development are the parking situation in and around the centre, the safety of pedestrians, added noise levels to an area zoned residential and the out of character development in the area.

The proposal is a centre for 57 children and 11 staff, it proposes parking for 16 vehicles via a car stacker and individual spaces. According to the traffic engineers report there is a shortfall for staff parking but justifies this with a calculated percentage of people who drive to work based on an ABS Census from 2016 - this number being 9 staff spots required not 11. It also refers to the close proximity to a public bus system which could be used to get staff to work. That public bus transport NO longer exists (132 and 171x routes were cancelled in January 2021. These have been replaced by a scaled down bus service.) So maybe it should be considered that all 11 staff will drive to the centre in calculating the parking needed. There was also a survey conducted on traffic and pedestrian flows in mid November, hopefully council will contact the school to see what impact COVID 19 had on school attendance during that time. As a resident of Radio Ave. there was a noticeable reduction in traffic during the school year.

After watching a video on how a car stacker works one can only imagine the delays that will occur to cars entering the carpark whilst waiting for cars to utilise the stacker. If the Management Plan presented by the centre/developer can specify that parents will be issued with infringement notices for slamming car doors, having loud radios, chatting to staff etc, maybe it should add that staff are only to park in the stacker system and not take up parent spots or street parking that is already in short supply.

There are already significant issues with the volume of cars and parking in the streets around the school. As a local resident I witness on every school day, parents parking in 'No Stopping' zones, ON the school crossing, sitting in cars in drop off zones for 10-15 mins and longer, and if they are full driving the block until a spot becomes free. This creates chaos and is already an accident waiting to happen, then add more cars trying to enter the street and the daycare centre and you get an even worse situation. Occasionally the school has fluoro vested

individuals out on the street in peak periods moving cars on. Is the centre able to have a staff member available to watch over the parking area during peak periods?

This is a commercial development wanting to operate in a residential zone, bringing with it added noise related its own operation, early morning bin collections, delivery trucks (not sure how the centre can control the size of truck a company uses to make deliveries), added moving traffic circulating between Lewis, Radio and Woodland Streets and issues with parking in local streets.

The safety of people walking along the footpath and centre crossing is of concern. Unfortunately another accident waiting to happen as parents usually are in a rush to get in and out and seem to have their minds elsewhere at times rather than on observing what is in front of them.

The building envelope from the front seems to be consistent with neighbouring residences but the existing residence does not continue along the boundary at that height invading the privacy of neighbours. The disruption to local traffic, residents and teachers parking, noise to adjoining school classrooms on the boundary during excavation and construction of this centre will create chaos the area can do without.

I hope council will review mine and all other submissions in detail and look forward to a reply and outcome that benefits the existing local community.

Regards
Cheryl Baker
6a Radio Ave.
Balgowlah Heights