
Sent: 26/01/2021 4:18:49 PM
Subject: Online Submission

26/01/2021

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

Please find below our submission and strong objection to the proposed development DA2020/1758.

First and foremost we are concerned about the impact the proposed development will have on the safety of the Balgowlah Heights Public School students and families. Based on a review of the Traffic and Impact Assessment:

- there appears to be insufficient parking for the number of students and employees; six parking spots (including one disabled) for parents/carers (hereafter referred to as carers), one of which can be used by employees, is clearly insufficient during peak periods. This effectively results in one disabled and four other car parks available for use by carers. There is already limited parking on Lewis and surrounding Streets during peak periods and this will further increase congestion.
- Cars will need to cross the walking path on Lewis street to enter the parking facilities. This path is heavily used by students, many walking alone, during the peak period and represents an unnecessary risk to children's wellbeing. It is not if, but when, an accident will occur. There is no walking path on the other side of Lewis Street for people to use to access the school
- The design does not appear to include any dedicated u-turn area; during peak periods it is a given that cars will not be able to park and absent a u-turn bay will need to reverse out to exit the car park. During peak periods there will be limited visibility for reversing cars due to cars already parked on Lewis Street, and significant numbers of children crossing the car park entrance. Again, this presents an unacceptable risk to children.
- The proposal references bus route 171 as part of the public transport options for the childcare centre. This route was replaced but a far less useful route which I believe will further reduce the likelihood of employees or carers accessing the centre by public transport. We believe the assumptions regarding vehicular access are under-done.
- There are insufficient walking paths and pedestrian crossings in the areas surrounding the proposed development already. Increasing vehicular traffic during peak periods will further add to the sometimes dangerous crossings that children are making to and from school and outside of school extended hours by the 'after school' program/service Arabanoo - which also runs during school holidays.
- There is only one manned school crossing for the two campuses of Balgowlah Heights Primary School - the manned crossing is a significant distance from the proposed development. There is already a lack of focus on safety and appropriate access to school, the proposed development will only add to the already present risks.

For the reasons above we strongly object to the proposed development. The development inappropriately and unnecessarily impacts the safety of local students and residents.

Should the development be approved, we make the following observations:

- changes to the Development Application should be made to address the observations above in respect of parking, safe turning within the development, and Council must invest in improved crossings/manned school crossings.

-There is a significant variance between the estimated bins required per the Northern Beaches council Waste Management Guidelines (27) and the 9 proposed in the application (using the City of Sydney requirements). There is no analysis as to why limiting bin storage space and usage estimates to 9 is appropriate for a long day care centre, only comments why 27 seems too many. Further, there does not seem to be adequate space for additional bins if the estimate of 9 is insufficient. Further, if the City of Sydney requirements are being used, the proposal does not seem to address the requirement in that guidance at item 3.1 of Section D that 'the location of collection points for waste will be located wholly within the boundary of a development and in an area that minimises any noise or odour impacts on the amenity of nearby premises.' There will be a significant impact on neighbouring residents and people accessing Balgowlah Heights Public School for a large number of bins each week in the public space. These issues should be addressed in the application.

- in respect of the above, if council waste disposal is used, it will be necessary to ensure that council collection does not occur between 7am-9:30am on collection date due to the significant impact on traffic in the school zone that will be caused by the time required for that amount of waste being removed. the development noise will be a significant and inappropriate distraction for students in nearby classrooms and surrounding residents.

- If the development is approved, building should be primarily during holiday periods to limit disruption to the students.

- A commercial development of this size and scale is completely unnecessary at that location; it sets an inappropriate precedent in respect of commercial developments in the midst of a residential area. Further, there are numerous child care facilities within a short travelling distance of the proposed development many of which are currently advertising vacancies - another is not required.

We also request an extension to the review and objection period to allow a proper consideration of the proposal and additional time for submissions by the impacted community. A two week period in the middle of the school holiday period (starting after the end of the Northern Beaches lockdown) is not an appropriate period.

Sincerely,
Grant and Bronwyn Harrison
Residents - Balgowlah Heights