
Sent: 27/01/2021 10:59:49 PM
Subject: DA2020/1758 Submission
Attachments: DA2020_1758 Objection Letter 1.pdf;

Attention: Mr Kent Bull

Please find attached our submission in relation to DA2020/1758 11 Lewis St, Balgowlah Heights.

Regards,

Angela Fong-Clark and Graeme Clark

Northern Beaches Council

ATT: Kent Bull

RE: DA2020/1758

We are writing in reference to the above proposed development for demolition works and construction of a centre-based child care facility operating 7am-7pm, 52 weeks a year, just two doors down from our house.

We strongly object to this application and would like to raise our concerns with this proposed development for the following reasons:

TRAFFIC AND PARKING

- The neighbouring public school understandably generates a large amount of traffic, especially during school pick up and drop off times. The street becomes incredibly congested and slow-moving, which would only be worsened by the addition of extra vehicular movements to the centre
- Outside of these times, for those choosing to drop off/pick up their children at the centre earlier in the morning or later in the evening, there is already extra traffic generated by the existing OOSH care 'Arabanoo'
- During the proposed demolition and construction period, large delivery trucks, service vehicles and tradies will undoubtedly cause blockages and add to the congestion, for at least 12 months
- The proposal will have increased traffic entering and exiting the property – apparently more than 80 movements per day. This will clearly contribute to crowding in the street, particularly for those travelling south along Lewis Street and having to cross the flow of traffic. There will likely be a bottleneck at the head of the driveway, with traffic backed up on to adjacent streets, as there are only 6 spots allocated for up to 57 children, and the process of dropping off/picking up a child of such a young age is not a quick process
- The Plan of Management indicates parents/carers will be required to use a swipe card for access; if it is the case that the card will have to be used for the carpark, then this will slow things even further
- Those parents/carers choosing to avoid entering the carpark and turning around inside will either park or double-park on the street, again increasing traffic
- The practicality of the proposed car stackers is questionable as well – the plans provide insufficient information in regards to the size and operation of the system, and the size of vehicles that will be able to use the system
- For us personally, it is nearly impossible at present to enter and/or exit our driveway during school drop off and pick up times due to the sheer number of vehicle and pedestrian traffic movements at the front of the property. Plus, vehicles frequently park illegally in front of our driveway due to limited parking spots and the desire to park quickly. As this is already the case, it is not much of a stretch to presume that many more cars would be doing this if the centre were to be built

- Without any parking on the school grounds, the school staff and Arabanoo staff park on both sides of Lewis Street, leaving little parking space. The larger, family size cars increasingly common in the area also mean extremely limited parking is available. This already causes many vehicles to dangerously double park, only to be exacerbated by the introduction of more cars to the street
- Please note: the traffic report prepared by McLaren contains errors in regards to existing parking conditions. For instance; pedestrian footpaths are not available on both sides of Lewis St (section 2.2). This raises concern as to the accuracy of the report as a whole

SAFETY

- As residents of Lewis Street for twenty years, we have witnessed a number of near misses by motor vehicles in not only our street, but also in the surrounding streets of Ernest St, Abbott St and Radio Avenue, as there are lots of cars, pedestrians and bikes around. Clearly extra cars = increased risk
- The conservative estimate of 80 extra vehicle movements across the footpath per day, in and out of the centre, means at least 80 extra times there could be a serious incident. The footpath in front of 11 Lewis St is the main thoroughfare for hundreds of children, and often their parents and carers, walking and riding to school. Even with the utmost care, from our experience, it is incredibly dangerous using our driveway during peak times, and that would be for just 1 vehicle movement. The fact of the matter is that young kids will simply not look south up Lewis St, north down Lewis Street, and down the double driveway into the centre. With larger cars being used nowadays, visibility of little children can be poor. And when riding bikes, scooters and skateboards no matter the visibility, driving across the footpath so many times is a huge hazard
- Having had two daughters attend this school, and walk past that house daily for years, the risk for so many children worries us deeply
- Outside of peak times, and even during the holidays, this footpath remains a highly frequented path between Balgowlah Heights shops and Dobroyd, for children and adults alike. It is not uncommon for children to be unaccompanied when doing so
- Aside from vehicles entering and exiting the centre, cars will definitely use the wider double driveway to facilitate three point turns in the street. This is clear as cars already illegally do this in the school's driveway beside the pedestrian crossing, often as the streets are so busy. This means more cars dangerously crossing the footpath
- The Kiss and Drop zone for the public school is already very close to the existing driveway of 11 Lewis St; the proposed widening of the driveway in the direction of the school is surely dangerous for both cars turning in to the centre in front of cars stopped in the zone, and for those leaving the centre with limited vision caused by those stopped in the zone
- The footpath on the eastern side of the street ends directly opposite 11 Lewis St, where it meets the laneway from Radio Avenue, used by many children from the eastern campus. This means that those using the eastern footpath or coming up the laneway who cross the road to use the western footpath will be crossing right into the two-way driveway of the centre

DEMOLITION

- Demolition works always create a huge amount of noise and dust. Whilst they of course do happen, in this case the current residence is a perfectly useable and desirable home. Demolishing this house to construct a commercial building that is not necessitated by demand (note that many of the nearby child-care centres have current vacancies) seems unnecessary and wasteful
- A large argument for the choice of the site was that minimal neighbours are affected, with the public school next door. However, during demolition, there will be a huge disruption to the children's learning for an extended period, particularly for those whose classrooms are near the toilet block on the northern boundary. There will be significant noise and vibrations, and those with breathing issues will be affected by the dust pollution
- There will also be rock breaking required for the underground work, and the noise and vibrations caused will adversely impact our family, let alone many neighbours who - due to the current climate - are working from home

NOISE

- On top of the demolition and construction noise, which will surely take a long time due to the extended size of the building and special materials needed, there will be increased day to day noise from the children, parents/carers arriving and mingling, and the extra cars and food/service deliveries
- Indeed we did choose to live near a public school; however this added noise, even closer to our residence, is of course undesirable and will cause difficulty when working from home. Further, the hours of noise will be well beyond those of the school, and during the school holidays, with potential noise even before 7am and after 7pm with staff, cleaners and probable deliveries
- We believe the proposed measures suggested to mitigate noise impacts are not practical to control noise levels effectively. For instance, the suggestion to simply remove a crying child from the outdoor area may not be practical - staffing requirements may specifically restrict staff to monitor the outdoor area, whereby taking a child inside would require another staff member to take their place; or a behavioural issue may need to be resolved, in which case removing the child from the situation may not support resolving the issue

AESTHETIC

- The commercial frontage of the building will not only be unsightly but will change the aesthetic of the whole street. It is not in line with the residential feel and appearance of the area
- The proposed structure is very large and bulky and presents as disproportionate for a currently residential block, with such an extended section to the rear
- There is also potential that approval of this application will set an unwanted precedent for future commercial enterprises to begin to take over our residential area

EVENTS

- There seems to be a lack of mention of special events to be held at the centre. We can expect that they will want to celebrate events like Easter, Christmas, and awards for their children. With extended family and friends attending these, the parking problem will be exacerbated, there will be increased noise and heightened risk of incidents due to increased traffic

WASTE

- The Waste Management Plan has proposed an extra 9 bins in the street. Aside from being visually unappealing, such a sight lends itself to a commercial or industrial area, not a residential area such as ours
- The waste collection vehicle, having to collect these extra bins will also add to congestion
- It is not clear whether the collection will be the current Council collection for the residences, or an alternative service. In the case of a private collection this again adds to the feel of a commercial area and takes away from the atmosphere of the street
- Vegetation bins are not mentioned in the plan
- Although they have reasoned Sydney City Council estimates 9 bins, the actual estimation from Northern Beaches Council was 27 bins; such a difference seems unusual, and certainly an excess of 9 bins would worsen the issues mentioned above

With regards to all the points mentioned, we simply feel this development is not suitable, safe or necessary and will directly and negatively impact our family, neighbours and community. It does not align with the spirit of the community.

Thank you for your consideration,

Angela Fong-Clark and Graeme Clark

15 Lewis Street

Balgowlah Heights NSW 2093