
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/10/2022 11:09:43 PM
To: DA Submission Mailbox
Subject: Online Submission

11/10/2022

MR Hing Yip Leung
22 - 22 Gulliver Street ST
Brookvale NSW 2100

RE: DA2021/2567 - 0 L Federal Parade BROOKVALE NSW 2100

My objection to the development is based on the following matters of concern:

Intensity of use is not addressed

It is unclear how the increase in student numbers is accommodated noting no change in the Gross Floor Area of the school is noted in the application. Under what basis is the proposed increase justified?

Retrospective approval

Is the school currently operating in accordance with the maximum permitted student numbers imposed under the relevant development consent/s? If not, how is the operation of the school able to continue when no approval has been granted?

Stormwater drainage

Concern is raised regarding the substantial increase in impervious area and the ability of the existing stormwater system infrastructure to accommodate the resulting additional demand.

Noise impact

Concern is raised regarding the resulting noise from the demolition, construction and operational phases of the development. How is the operation of the carparks to be managed? A plan of management should be submitted for assessment at DA stage to ensure the operation does not pose an unacceptable impact on the amenity of the surrounding residents.

On-street parking

It is unclear how the increase in student numbers will have on the availability of on-street parking in the area which is already limited.

Traffic impact

The increase in demand on the traffic network should be carefully considered in Council's assessment of the proposal.

Streetscape

The proposed carparks do not appear to be sympathetic to the prevailing streetscape which is comprised predominantly of residential uses.