
Sent: 24/05/2020 3:14:22 PM
Subject: DA2019/1420 JOHN COLET SCHOOL
Attachments: DA John Colet School May 2020.docx Final.docx;

Dear Sir,

Please find attached my submission for **DA2019/1420** *John Colet School*

Chief Executive Officer,
Northern Beaches Council
Attention: NBC Planner
Mr. Nick England. Planning Officer

23rd May, 2020

DA2019/1420

John Colet School

Lot 1 DP 601101 and Lot 101 DP 874509 6-8 Wyatt Ave Belrose NSW 2085

Dear Sir,

As a very concerned resident, I wish to make the following points and objections concerning the proposed development of the John Colet School in Wyatt Avenue, Belrose:

- If this proposal is approved, the school's current inadequate parking arrangements will be further exacerbated by the need for more all-day parking by extra staff as well as by parents and others who need to visit the school. The public parking spaces at the Wyatt Reserve along with Wyatt Reserve Oval **are not part of the school's property** and are not meant to be used as such. Other groups who use the reserve and the tennis centre are in competition with the school for the very limited parking spaces and the use of the oval.

Changes must be made to remedy this glaring deficiency in the school's proposal.

- The proposed **new** two storey building exceeds the height limit for the C8 area. This is unacceptable to the residents as the planning controls need to be adhered to, not modifications year after year to try and justify the variations and inconsistencies in existing buildings and new DA's and the continuous Modifications. IT is a very large **NEW** noncompliant building.
- The traffic report by the school inaccurately describes Wyatt Avenue as a "connector" road when it is actually a "local" road. This is mainly for the benefit of the local community traffic and for the TransGrid and Ausgrid Electricity Substation traffic.
- This locality is described in the WLEP2000 as "low impact, low development" whereas what is being proposed in this development application is, in fact, very high impact in a low density residential area. Local planning controls require that a development comply with building setbacks, bushfire protection, vegetation retention and the "desired future character" of the C8 Belrose North locality. The current proposal by the school does not comply with these requirements.
- There appears to be a complete disregard of earlier consent conditions to protect endangered bushland on the school grounds for an outdoor play area including the removal of a large number of trees. How can this be justified and approved? Some mature trees were taken down before this application was submitted. This is NOT acceptable. This is noncompliant.

- There is no indication of the present number of students at the school. The staged development was proposed as a way of assessing and addressing concerns about the intensification of activity at the school and this cannot be done without knowing current student numbers.

- The school is a Category 3 development in the C8 Belrose North locality, **deferred land** administered under the WLEP2000. Category 3 is development that is generally inconsistent with the desired future character for the locality which is described in the WLEP2000 as: *"The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows. The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged."*

Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses."

- As the proposal is not detached style housing, the proposal needs to that it is a demonstrate low impact, low intensity uses to demonstrate consistency with the DFC. This does not demonstrate low impact, low intensity and is a burden to the Residents and the local community.
- Again, I state that this development does not comply with the locality statement nor low impact, low intensity uses. The building is tall, bulky and visually intrusive with reflective glass and finishes that do not blend with the surroundings. Together with the other bulky buildings on the site, the appearance is one of a continuous, dominant built form along Wyatt Avenue. Assuming the proposed building has lighting that is consistent with the other buildings on site, the school's appearance will dominate the Wyatt avenue frontage with uninterrupted night lighting.
- This proposed development will cause unacceptable impacts on me and my family as well as other residents in Wyatt Ave and the Local surrounding Community. It is **NOT** in the public interest.
- This Proposal does NOT meet the Terms of the C8 Desired future character statement *"The present character of the Belrose North locality will remain unchanged."*

OR The NSW Local Character and Place Guideline February 2019 – by the NSW Government Architect, as shown below.

What is local character?

"Character is what makes a neighbourhood distinctive and is the identity of a place. It encompasses the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal, and looks at how they interact to make a distinctive character of an area.

Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples' relationship with that place.

Local character contains many different facets. It is important to understand character in a holistic way, which involves examining the relationship with people and the social, environmental and economic factors of place. Global trends across these factors have shaped places over time and will continue to have a significant influence in the future. Local character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics."

The proposal will change valued characteristics of this Residential Neighbourhood

This Category 3 Development Application should be refused due to all the inconsistencies of this proposal.

In conclusion,

Thank you for the opportunity to submit my and my family's objections, I request that the proposed development be completely re-examined in the light of our concerns together with the unacceptable implications on us, the residents of Wyatt Ave and others nearby in our Community. If this is approved, we will all be impacted by the Council's final decisions.

Yours Sincerely,

Marc Blake

marcionablake@gmail.com