
From: Adrian Breakspear
Sent: 15/02/2023 9:55:01 PM
To: Council Northernbeaches Mailbox
Subject: Submission for DA 2023/0020

To whom it may concern,

I'm writing regarding the above DA.

I'd like to lodge some objections to it as it stands in the current form.

1 - the school is applying under the current DA to change the status of the land from residential to educational, which is understandable. However, the DA is for the building of 2 temporary classrooms, which are only intended to last 2 years. After this point, the land will have been rezoned, and not subject to the same planning regulations as currently. The Stella Business Manager has confirmed eventually they intend to build a 3 storey building on this site, but no plans have been submitted under this DA. If the land is rezoned, it effectively gives them a blank site under the State Environmental Planning Policy (Transport and Infrastructure) 2021 to develop as they wish, since it's now deemed educational and not residential.

This is obviously very much bending the rules to the point of fraud in my eyes. I would like to request that if granted, the DA is only for a maximum of 2 years. An extension could of course then be requested. Any new building after that point would then be subject to the same consultancy process, not whitewashed through under a technicality. The school is clearly using a piecemeal approach and aiming to pass something reasonable, to pave the way for a future larger building where residents may not be consulted as the land will now be under Educational Use. This is something that should be understood and looked upon as duplicitous, if not outright deceitful. They're trying to con you effectively - please don't be taken in!

2 - There are heritage laws that apply to us on the north side of Eurobin Ave, intended to keep the history and appearance of the street. We live at 49, immediately opposite the 2 heritage homes currently slated for demolition, and very close to the existing ugly extension that the school put up a few years before. It seems ludicrous to insist on the one hand keeping features because of heritage issues, and then letting an educational establishment put up a modern and quite frankly hideous design immediately opposite.

3 - there are multiple other issues that the application fails on. Floor space ratio, loss of established trees, encroaching on the privacy of neighbours, and so on. We already have limited parking on the street (it wouldn't hurt to have a ranger occasionally patrol and ticket the cars of students who park without a permit either), further expansion without proper planning for onsite parking is irresponsible.

4 - should the DA go ahead, it should be amended to include planting of some form of "green screen" - trees to obscure the temporary cabins from the street. If the expansion goes ahead, we really don't want to be looking at ugly portacabins for the next 2 years. The current fence suggested is inadequate.

5 - does the council have any thought as to the maximum expansion possibilities for the school? it's slowly encroaching on the entire street - is there any limit to that or could it swell to include the entire south side of Eurobin/north of Iluka Ave? Surely there is heritage issues to

consider there?

6 - last time the school developed we had an uncountable number of issues. Noise and people on site before 7am. Drop-offs of machinery in the middle of the night. Concrete pours running late with no warning. Failure to ask for permission for cranes to swing over our houses (in fact, just telling us it was legal - it wasn't and we made them relocate it). Condescension from the foreman and Kane Construction in general. We don't want to and will not go through a year like that again, and will take legal action this time if necessary. If any construction DA is approved, we as local residents would like an official mediation committee to keep tabs on and resolve any issues quickly and effectively. Again, last time the school simply told us their contract meant they had no control over the management of the site, and Kane Construction didn't care about the neighbours. This has led to bad feeling and resentment towards the school from much of the street, and the idea of living opposite an inconsiderate building site for another year is unbearable.

Please lodge these objections and requests with the respective department. In summary, it seems the school lives in an alternate reality with their own set of rules. As local residents and stakeholders, we would like the street and its residents considered before a private money making enterprise.

Yours faithfully,

Adrian Breakspear

Producer/Engineer/Mixer (Gang of Youths, CLEWS, Johnny Hunter).
Manager (Alanna Vullo/John Mason)

