
From: Ali El-Khansa
Sent: 11/04/2023 10:06:37 AM
To: Council Northernbeaches Mailbox
Cc: Marc Reicher; Josie Vescio; Rebecca Carroll
Subject: TRIMMED: Letter to Northern Beaches Council - ATTENTION OF DEVELOPMENT ASSESSMENT - DA2023/0129 | 4 Forest Road Warriewood
Attachments: Notice of Proposed Development DA2023-0129.pdf; Letter to Northern Beaches Council re DA2023_0129 4 Forest Road Warriewood.pdf;

Dear General Manager,

ATTENTION OF DEVELOPMENT ASSESSMENT - DA2023/0129 | 4 Forest Road Warriewood

Please find attached the letter from Trustees of the Roman Catholic Church for the Diocese of Broken Bay with regards to the submission on a development application for subdivision of one lot into 13 lots and associated works at 4 Forest Road, Warriewood (DA2023/0129).

Please feel free to contact us should you have any questions and/or enquiries.

Kind regards,



Ali El-Khansa

Business Manager

MATER MARIA CATHOLIC COLLEGE

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11 April 2023

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

[Att: Mr Adam Croft, Principal Planner]

Dear Adam

RE: DA2023/0129: 4 Forest Road, Warriewood

On behalf of the Trustees of the Roman Catholic Church for the Diocese of Broken Bay wish to make a submission on a development application for subdivision of one lot into 13 lots and associated works at 4 Forest Road, Warriewood (DA2023/0129). Our property at 5 Forest Road, Warriewood is located directly to the south of 4 Forest Road and is occupied by Mater Maria Catholic College. The property shares an interface to Forest Road.

The key issues and concerns regarding the development application (DA2023/0129) and resolutions sought are summarised in Section 4.0 of this submission. We are of the opinion that in its current state, there is not adequate information to support the proposed development. We therefore object to this proposal.

1. Mater Maria Warriewood

Mater Maria Catholic College is a Catholic co-educational secondary day school in Catholic Schools Broken Bay established in 1962 by the Sisters' of the Good Samaritan and is located in the Roman Catholic Diocese of Broken Bay. It is a co-educational school for Years 7 to 12 accommodating 1100 students.

The college is currently working with Northern Beaches Council to ensure pedestrian and vehicle traffic is planned and managed to ensure the safety of all in this precinct including the residential neighbours.

Critically, the school can only be accessed from Forest Road – immediately opposite the subject site as shown in Figure 1 below.



Figure 1 Mater Maria School Location (blue) proximate subject site (red)

Source: Nearmaps

2. Understanding of Development Application

Development consent is sought for the subdivision of 4 Forest Road, Warriewood into 13 lots. To facilitate the proposed subdivision, this development consent also seeks approval for:

- Demolition of existing buildings on site;
- Construction of roads, including a through road to connect to the approved road in the 8 Forest Road development;
- Earthworks;
- Civil drainage works;
- Remove of twenty-three high category trees and fourteen low category trees.

The proposed lot layout is illustrated below.

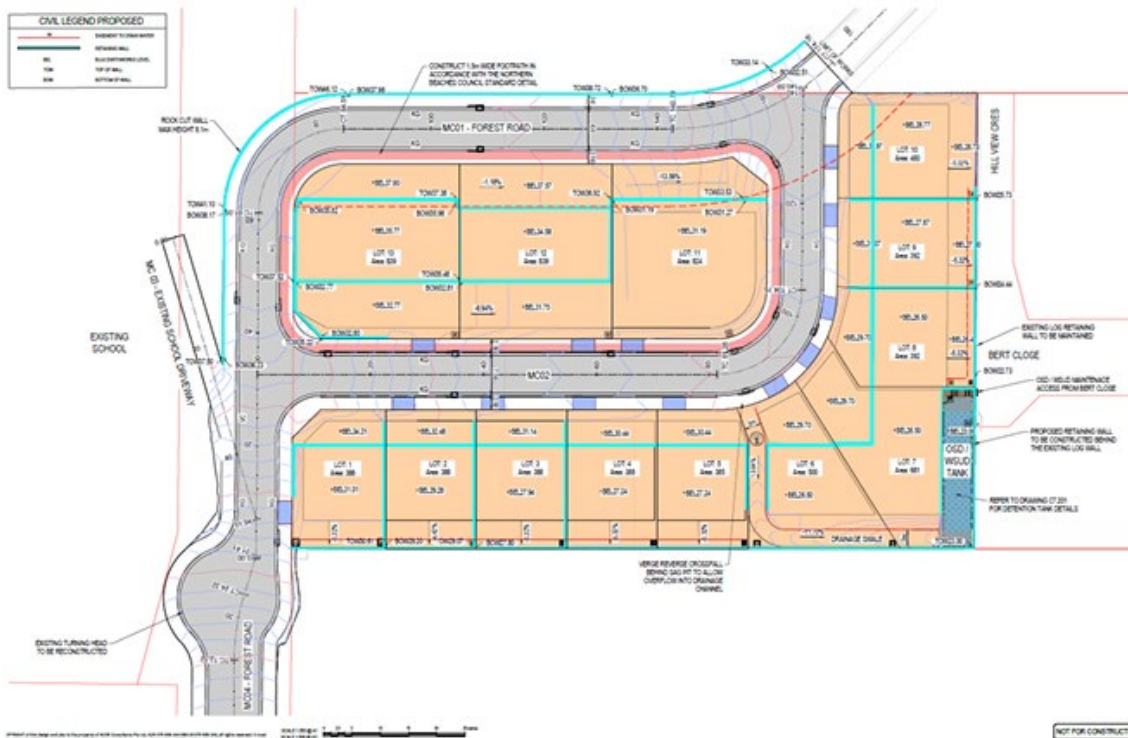


Figure 2: Proposed lot layout

Source: Acor Consultants

We note the adjacent property, 8 Forest Road, which comprises the remainder of Sector 5, has received approval for 81 dwellings with the proposed subdivision at 4 Forest Road resulting in 13 lots for future residential development. This will result in a total dwelling density of 94 dwellings in Sector 5. This satisfies clause 6.1(3) of the PLEP 2014.

3. Summary of Key Issues

We provide following a summary of the key concerns relating to the DA.

3.1 Traffic and Pedestrian Safety

We have reviewed the DA documentation, including the Traffic Impact Assessment (TIA) prepared by JMT Consulting, and have the following concerns:

- The TIA assesses the traffic generated by the proposed subdivision and future development of 4 Forest Road and finds that there will be a total of 12 AM peak hour trips and 13 PM peak hour trips generated. However, the proposal involves the construction of a road that will connect to the approved road in the 8 Forest Road development which will provide 81 new dwellings.
 - An assessment of the traffic generation of the 4 Forest Road subdivision and future development is unlikely to accurately reflect the actual traffic generation. An assessment of the cumulative traffic impacts from both developments must be undertaken to assess the actual traffic safety impacts and determine any mitigation measures that may be appropriate to implement.

- The creation of an access road allows traffic from both 8 Forest Road and 4 Forest Road to exit onto Forest Road, opposite the entrance to Mater Maria Catholic College. This point is extremely congested at school drop off – particularly with school children walking and on bikes at drop off / pick up times. This exacerbates the impacts of the proposal by allowing an alternative route for the properties north of the subject site.
- The recommended maximum road gradient in Chapter B6 of the DCP is 16%. Part of the extension/upgrade of Forest Road will have a gradient of 18.5%, which exceeds the maximum road gradient by 2.5%. We have concerns about this exceedance, particularly with respect to the location of the exceedance by the vehicle access to the school.
 - We are concerned that this gradient could result in increased vehicle speeds in a location where there is a potential for traffic conflicts. Figure 2 above identifies one driveway entrance to the school, but there are actually multiple vehicle access points to the school in this area.
 - Consideration should be given to these access points and any potential traffic safety issues as a result of the road gradient exceedance. This should include investigating measures that could be implemented to improve traffic safety in this area.
- The Statement of Environmental Effects (SEE) prepared by Urbis nor the TIA do not recognise the Mater Maria Catholic College nor make any assessment of impact. Critically these assessments do not consider the existence and therefore the impact on student drop off / pick up, staff movements, student pedestrian and cycle movements. Both documents are grossly deficient in their analysis.

3.2 Bushfire

Council's pre-DA minutes note that Clause 5.11 Bush Fire Reduction of the LEP applies as the site is mapped as Bushfire Prone and the development is integrated development requiring a Bushfire Safety Authority from the RFS under Section 100B of the Rural Fires Act 1997.

We are concerned that, as per the TIA and SEE, the Bushfire Protection Assessment by Travers Bushfire and Ecology does not consider the school and its operations – particularly in light of the potential evacuation procedures and the possible conflict with evacuating 1100 students.

3.3 Vegetation Removal

We are concerned about the proposed vegetation removal, noting that this includes the removal of twenty-three high category trees which are considered to have a moderate-high significance and display good health and condition. We understand that removal of these trees is required to facilitate the construction of roads to the development, however we are concerned about the number of high category trees proposed to be removed and the location of these trees, with many of them being located between the site and the school.

This will remove a landscape buffer that would have otherwise visually screened the future residential development from the school and provided some privacy screening. We note that a planting plan has been provided with the DA, however there is no assessment of whether the proposed planting is sufficient to adequately compensate for the proposed tree removal. Additionally, there are only four trees proposed along the boundary adjacent to the school, which is significantly less than at present. Figure 3 and Figure 4 below show the trees to be removed, and the proposed new trees in the public domain.

We request that further consideration is given to the proposed planting plan and impacts on the school of the proposed vegetation removal.

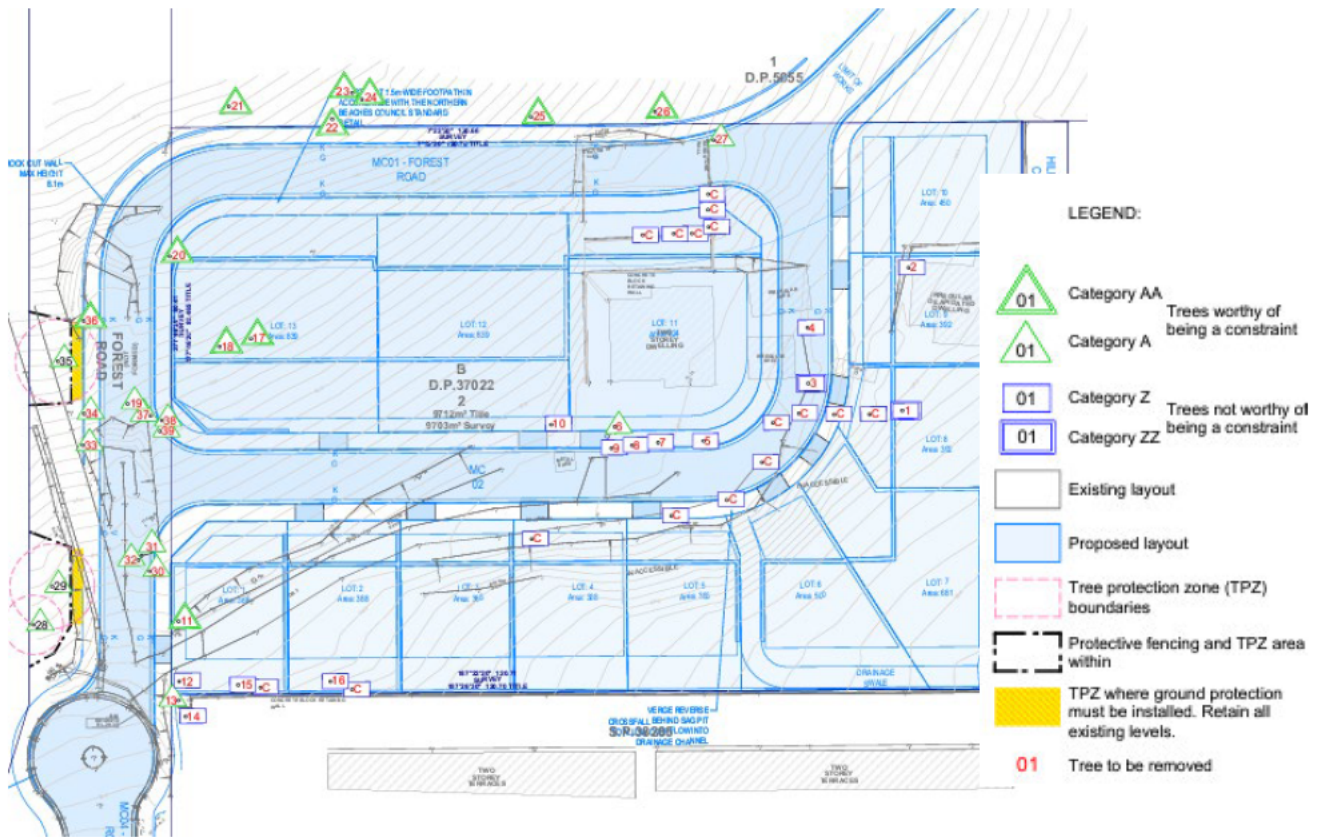


Figure 3: Tree Management Plan

Source: Naturally Trees



Figure 4: Proposed Public Domain Plan

Source: A Total Concept Landscape Architects

3.4 Privacy

It is acknowledged that there is an intention to provide for residential development in this area, given that the 4 Forest Road has been included in an Urban Release Area. The provision of additional housing is not objected to, however we request that careful consideration is given to the detailed design of the new dwellings and the orientation of these houses in the assessment of the future DAs, to mitigate any adverse privacy effects on the school, especially given the extent of established vegetation that is proposed to be removed which would have otherwise provided a visual buffer between the site and the school.

3.5 Construction Impacts

We have concerns about the general construction impacts of the proposed subdivision works, including the construction of roads, on the school. We are of the opinion that a construction management plan would be appropriate to minimise impacts of these works on the school.

No Construction Management or Construction Traffic Management Plan has been provided for comment. Should one be provided, we seek no construction traffic between 8.15 – 9.15am and 2.45 – 3.45pm to minimise possible conflict with peak school drop off and pick up times.

4. Resolution Sought

On the basis of the above, the Trustees of the Roman Catholic Church for the Diocese of Broken Bay recommends that the proposal, as presented, cannot be supported by Council.

The following resolutions are sought:

- Traffic safety:

- An assessment of cumulative traffic generation impacts, from the 8 Forest Road approved development and 4 Forest Road proposed subdivision/development particularly considering the existing school operations.
- Further consideration of impacts of the road gradient exceedance on the school vehicle access points and consideration of appropriate traffic safety mitigation measures in this area and consideration of impact on school operations.
- Vegetation removal: Updated landscaping plan, with further consideration of replacement planting between the site and the school.
- Privacy: Careful consideration is to be given to the detailed design of the new dwellings and the orientation of these houses in the assessment of the future DA's, to mitigate any adverse privacy effects on the school.
- Bushfire: consideration of emergency evacuation mindful of school operations and student numbers.
- Construction impacts: Construction Management Plan and Construction Management Traffic Plan sought with restriction on construction traffic during peak drop off and pick up times.

Overall, we are of the opinion that in its current state, there is not adequate information to support the proposed development. We therefore object to this proposal.

5. Conclusion

The Trustees of the Roman Catholic Church for the Diocese of Broken Bay has significant concerns with the proposed subdivision of 4 Forest Road in terms of its impact on the Mater Maria College.

We request that these concerns and the resolutions sought are considered by the Northern Beaches Council in their assessment of development application DA2023/0129.

Please do not hesitate to contact Keith Cookson, Capital Manager for clarification on any of the matters raised in this submission and welcome a meeting on site to discuss these issues further.

Please contact the undersigned on [REDACTED] to organise a mutually convenient time.

Yours sincerely



Marc Reicher
Principal
Mater Maria Catholic College

cc: Keith Cookson, Capital Manager