
Sent: 6/02/2020 8:54:30 PM
Subject: DA2019/1420
Attachments: Submission John Colet DA Feb 2020.docx;

Mr Nick England

Please find attached a submission for John Colet School DA2019/1420.

Thank you

Barry & Beverley Yeomans
15 Wyatt Ave
Belrose NSW 2085

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Belrose NSW 2085
5 February 2020

The General Manager
Northern Beaches Council
Pittwater Road
Dee Why NSW 2099

Attention: Mr Nick England

Application No DA2019/1420

Description: Development for new 3 storey large building to be erected
on the property of John Colet School

Alterations and additions to an existing school

Address: 6-8 Wyatt Ave Belrose 2085

Dear Sir

We consider that it is irresponsible of Council to accept the DA at this stage as it is dependent on the assessment of the Modification MOD2019/0627

This Private School has become an immense impact on the local community and the natural environment including more destruction/removal of mature trees which happened just before this application was admitted.

The Proposal is **Out of Character**.

As the application does not contain all the information required and the assessment of this Development Application relies on the assessment of the modification we consider that this application should be rejected and refused.

Primary Schools are Category 3 developments. These require a more rigorous assessment to ensure that the development is consistent with the Desired Future Character statement and other requirements.

Residents in Wyatt Ave are being adversely impacted by the current numbers of students and staff at the school.

Many of the staff park on street where the WLEP2000 require that all staff are to park on site.

The drop off and pick up periods in the mornings and afternoons cause traffic chaos along the section of Wyatt Ave between Cotentin Road and Charleroi Road. Also cars line up down Wyatt Ave on the side of the road causing through traffic to build up as they can't pass these cars because of the narrow road. The afternoons are horrendous along Wyatt Ave in both directions.

We object to any increase in the existing number of students and staff as extra students will result in additional adverse impacts.

The school uses Wyatt Reserve each school day for daily school activities. This shows that there is insufficient open space on the school site for these daily activities. This application will result in the use of Wyatt Reserve being used all day every day.

It is inappropriate for public facilities to be used each day to support a private school which does not have sufficient onsite useable outdoor areas for school activities.

As rate payers for nearly 50 years we strongly object to this use of the reserve for this school.

The application makes no reference to the amount of Bushland and landscaping required for Locality C8. Under the heading 'Bushland Setting' A minimum of 50% of the site area is to be kept as natural bushland or landscaped with local species.

The application does not state the maximum number of students and staff for this stage or for the whole school.

To address this condition it is essential that the maximum number of students and staff are included in the application.

The proposed very large bulky building will result on a high impact on the streetscape. The proposed building encroaches into the 10 metre setback requirement by 5 metres.

The proposal will cause an extremely large impact which means that the proposal is not consistent with the Desired Future Character statement. Therefore the application should be refused.

The proposed building height is 11 metres: the requirement is a maximum of 8.5metres, this is another major variation to the standard requirement in locality C8.

The proposal will be a very large bulky building that will significantly add to the impact of the existing bulky buildings on the site.

The safety issues are the most major concern.

Neither the Community, School or the Council want any accidents involving students occurring.

Wyatt Avenue is a High Risk Bush Fire Area

If student numbers are increased it could be a disaster trying to get local residents and large numbers of students to safety.

We thank Northern Beaches Council for the letter advising us of this DA.

As long term residents in Northern Beaches Council – 49.5 years at Wyatt Ave – we trust that our issues will be considered and dealt with appropriately.

We look forward to a positive response from you in the near future

Yours Faithfully

Barry & Beverley Yeomans

