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**Sent:** 22/05/2020 2:25:34 PM  
**Subject:** DA2019/1420. Amended plans April 2020  
**Attachments:** BRCA Building amended plans Submission May2020.docx;

Please find attached Belrose Rural Community Association submission  
for DA2019/1420. Amended plans April 2020

President of Belrose Rural Community Association



Secretary: PO Box 224 Belrose West, NSW 2085

17 May 2020

Northern Beaches Council  
Attention: Nick England

**John Colet School**  
**6-8 Wyatt Ave Belrose**  
**DA2019/1420. Amended plans April 2020**

Dear Sir,

Thank you for the opportunity to make a submission on the amended plans showing the proposed developments for the whole site.

Our objections in our previous submission still remain and in addition we submit the following objections.

**Proposed large Building**

The proposed building will significantly reduce the amount of onsite open space.

The existing school uses Wyatt Reserve each day for outdoor activities. The reduction of further open space on the school site will further restrict outdoor activities that should be accommodated on site.

The impact and scale of this proposed building is completely out of character with the existing single detached dwellings in this neighbourhood.

The existing three large buildings along the school frontage already dominate the streetscape; the addition of a fourth building will provide no relief along the school frontage and will increase the impact of the total school buildings in this residential neighbourhood.

The provisions of Locality C8 WLEP2000 require that the land use should be low impact and low intensity. This proposal does not comply with these planning requirements and should be refused.

As detailed below, the carparking requirements for this new building cannot be provided on site due to the planning controls in Locality C8 WLEP2000. Therefore the application should be refused.

It appears in this application that the proposed new building will partly accommodate the students in the existing demountable classroom which is to be removed.

It needs to be noted that the approval for the first main building on the school site required the removal of this demountable classroom. The Rural Fire Service required this to be implemented as the demountable is too close to the bushland. This demountable should have been removed many years ago and the removal should not rely on the approval of this application.

### **Car Parking**

The location of some of the proposed extra car parking spaces, associated with this proposed building are not consistent with the previous approvals for the existing developments on this site.

As mentioned in our submission on the amended plans for the associated application Mod2019/0627 – DA2015/0558, the proposed spaces 13 to 25 are located in the bushland area at the rear of the property where previous approvals provided this area as part of the 50% of the site area where bushland is to be retained.

### **Bushland Setting**

Locality C8 WLEP2000 under the heading Bushland Setting states “A minimum of 50% of the site area is to be kept as natural bushland or landscaped with local species.”

The area which is proposed for an outdoor playing area cannot be used as part of the 50% as the area must be bushland or landscaped with Local species.

The proposed outdoor play area cannot be used as part of this area.

Neither these amended plans nor the previous documents associated with this Modification provide any details about this requirement in Locality C8 WLEP2000.

Spaces 9 to 12 are located within the 10 metre side set back area where the planning controls in Locality C8 require that this set back area is to be landscaped and **free of** any structures, **carparking** or site facilities other than driveways and fences.

**As the requirements in Locality C8 WLEP2000 do not permit the provision of the proposed carparking spaces at the rear and side of the property as shown on the amended plans, we request that this application be refused.**

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We respectfully request that our objections in this submission and our previous submission be incorporated into the assessment of the development proposal.

Yours Sincerely

Conny Harris

President

Belrose Rural Community Association