

12 April 2021

Northern Beaches Local Planning Panel

Attention Panel members: Paul Vergotis Chair, Robert Hussey Town Planner, Peter Cotton Community Representative. (We understand that Steve Kennedy has a perceived conflict of interest in this item and will not be dealing with this item)

DA 2019/1420 6&8 Wyatt Ave Belrose Alterations and Additions to John Colet School
Panel Meeting 21 April 2021 Item 3.5

Dear Sirs,

Thank you for this opportunity to make a further submission objecting to this Development Application. We believe that the issues detailed below have **not been adequately assessed in the assessment report.**

1. The approval of DA2015/0558 included consent condition 5 which states in part “development applications are to be lodged for the construction of the stages...” Therefore it cannot be assumed that each stage will be approved and that the facilities or the student numbers can be accommodated on the site.

The only finalised development approvals prior to the staged DA in 2015 included a maximum of 150 students and 19 on site car parking spaces.

There was an approval for a maximum of 225 students for a trial period; however there was no further approval to provide consent for a permanent maximum of 225 students.

Therefore this current application, which states that there is no increase in student numbers, actually provides for an increase of students from 150 to 350 students and onsite car parking from 19 to 30 spaces.

The increase in student numbers and associated staff increases are substantial and will provide a high intensity and high impact development.

Please Note: the application does not provide any student numbers or staff numbers. The application implies that there are no increases in the numbers shown in the future stages DA approval, it does not relate to the increases to existing student and staff numbers. The lack of these details does not permit a full assessment of the proposal.

2. The side and rear setback requirement for Locality C8 is 10 metres where this area is to be landscaped and free of any structures, carparking or site facilities.

The proposal has a large building encroaching 5 metres into this set back area and many carparking spaces within the 10 metre rear and side set back areas.

These proposals are substantial variations to the side and rear setback standard requirements in the Planning Controls. Therefore the Development Application should be refused.

3. The schedule for carparking in WLEP2000 for a primary school requires all staff carparking to be provided on site. The application does not provide any staff numbers.

Currently there are about 25 to 30 cars parked each day many on the local streets.

The proposal has 30 onsite spaces. The increase in student numbers will result in an increase in staff numbers which means that the proposed 30 spaces are insufficient.

The latest amended parking plan includes stacked spaces (Spaces 25, 26, 27, 29, 30) were previously not agreed to by the Applicant's Traffic Consultant and not agreed to by the Council's Traffic Engineer as they are smaller than the required standards. Further this amended plan does not show the access road to the parking spaces around the Basketball Court.

The plan indicates that when the Basketball courts are in use, cars would be moved and parked in other locations within the grounds. There are no access roads shown to these spaces. These locations are included on parts of the previously approved plans for the retained bushland on the site and bollards that were mandated to prevent vehicle access have been removed. The plan does not show that there is safe and adequate access for vehicles including emergency vehicles. This plan does not adequately address the onsite parking and access roads impacts on the bushland areas and should not be accepted.

4. Locality C8 requires that a minimum of 50% of the site is to be kept as natural bushland or landscaped. Aerial photos show that the bushland on the site has been reduced to about 30%.

Since 2000 the School has had 30 DAs and/or Modifications which have been subject to this requirement yet the bushland area to be retained has not been identified on any plans.

It is essential that the bushland/landscaped area to be retained should be identified on a plan and a plan of management be included with any approval. It is not possible to assess this requirement unless the area is identified on a plan. Further, the proposal includes planting exotic trees which does not comply with the Locality C8 planning controls.

The Basketball Court may NOT need approval, BUT it **has** been placed in an area which we understand was used for the calculation of bushland on previously approved plans for retained bushland on this site.

It is not acceptable to just ignore the planning requirements for bushland to be retained on the site and the previous DA approvals.

5. Each school day the School uses Wyatt Reserve (opposite the School) for outdoor classes as the School does not have sufficient outdoor areas for these classes. Further the classes often walk and run down the verge in Wyatt Ave disturbing residential living.

To expand this Private School with a continuing use of this Public facility (Wyatt Reserve) and Wyatt Ave is unacceptable.

6. The existing School impacts on this quiet residential neighbourhood.

a) The lighting impacts on the residential neighbourhood homes which includes a number of lights around ALL the verandas' with very big spot lights out the front of the buildings which the assessor has just dismissed as not a problem and the only assessment is of the schools day use; the school often is used at night with films night, teachers night, teachers and parents night along with many other night uses. These outside lights are on every night. This night lighting is a impact on the local residents.

b) Traffic impacts; these include extensive queuing down Wyatt Ave through the intersection of Wyatt Ave and Cotentin Ave, unsafe 'U' turns at the intersection of Wyatt Ave and Cotentin Ave and other movements making it difficult for through traffic and buses and residents navigating out of their properties safely. There is no traffic management plan with the application. **Traffic issues are a problem and impact to the local residents and drivers of vehicles.**

The proposed increase will cause unacceptable increased adverse impacts on the residents in this neighbourhood. The queuing will be over a longer period and more unsafe traffic chaos will occur along Wyatt Ave and at the intersection with Cotentin road on a daily basis.

In the Assessment report, under the Sentence "The issues raised in the submissions have been summarised and are addressed below" it states in the last sentence of the third dot point -

"Hence, there will be adverse impact on the safety and efficiency of the surrounding road network."

On this admission by the assessor this development should not be allowed.

7. The School is a Primary School. The WLEP2000 states that the consent Authority must be satisfied that the development is consistent with the Desired Future Character Statement.

The details in this submission and previous submissions show that the application is not consistent with the Desired Future Character statement for Locality C8 North Belrose in WLEP2000 and other planning controls in WLEP2000. Therefore the application should be refused.

We respectively request that the Panel review the issues listed above as we consider that due to the substantial variations to the planning controls; the inability to provide sufficient onsite parking, inability to provide the retention of bushland, the use of the Wyatt Reserve as class rooms and the expansion of the impacts on the Local residents - This proposal is an extreme overdevelopment of the site and should be refused.

Yours Sincerely,
Ron and Cynthia Patton