
Sent: 5/04/2023 7:40:54 PM

Subject: Att: Adam Susko DA2023/0127 - Northern Beaches Indoor Sports Centre
20230405

Attachments: Directors Letter to Adam Susko NBC DA 2023 0127 - Northern Beaches Indoor
Sports Centre 20230405.pdf;

Dear Adam

Please see attached letter from Alex McTaggart - NBISC Director.

Regards

Bee

On behalf of Alex McTaggart

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WARRIEWOOD NSW 2102
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Northern Beaches Indoor Sports Centre

ABN: 36 085 648 166
JACKSONS ROAD
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5 April 2023

Adam Susko
Principal Planner
Northern Beaches Council
PO Box 82 Manly NSW 1655
council@northernbeaches.nsw.gov.au

Dear Mr Susko

RE: Response to DA 2023/0127

Thank you for the opportunity to comment on the re-notification of the above Development application.

These comments also apply to DA 2022/1649

BACKGROUND

NBISC occupies lot 2 DP 1018621. The lot was created specifically for the construction of an indoor sports facility. The land is owned by the Education Department but leased to NBISC. NBISC built and operates the facility with the two adjoining schools having access to the facility. The lease is specific in the rights of the two schools to have access to the facility.

The lease allows the two schools access to the facility between 8am and 4pm on school days for the purpose of playing indoor sport but only under supervision.

The lease does not permit drop off and pick up of students in the car park nor staff and student parking.

The lease does not permit High school students accessing Centro at Warriewood at any time through the car park.

The lease does not permit the Primary school after care OOSH from accessing via the car park. Note here the Narrabeen North Primary School OOSH is licenced by School Infrastructure and are well aware of the breach of lease conditions.

NBISC southern boundary extends from the Primary school fence to Mullet Creek. There is no PUBLIC access from Namona Street or the Pedestrian R O W from the Mullet Creek bridge through NBISC land to the playing fields or Jackson's Road, pedestrian, cycle or vehicle.

This is the situation that has been in place since the year 2000.

CONSULTATION

In February 2022 NBISC wrote to School Infrastructure requesting a meeting to discuss the upcoming re-development of the two schools. No response.

The traffic consultants Anson Group did not consult. The Council officers did not consult.

TRAFFIC REPORT

The Anson traffic report is deficient as well as misleading.

The report indicates both pedestrian and cycle routes through NBISC land. That is incorrect.

The report ignores the effect of the location of temporary classrooms on the overflow staff parking where 36 car spaces were removed. The staff are now parking in the 25 NBISC Eastern car park and at least 20 in the Northern car park.

The proposed new DA for a Kiss and Drop is also flawed. Had Anson consulted they would have found 60 cars morning and afternoon using drop and pick up in the NBISC car park as well as the OOSH who are licenced from 8am to 6 pm.

This information is not included in the traffic movements and the new proposal.

The Anson report also identified the gate located on the Eastern boundary of NBISC car park as the secondary entry to the Primary School. This is incorrect. This gate is for primary school students access to the NBISC facility under the lease and not for the general public nor the OOSH.

We also note that since the re-location of the Primary school classrooms to the overflow car park the children are being escorted from the school to the temporary classrooms across the grassed area of the NBISC car park turning the grass into a mud heap and exposing tree roots and rocks.

There is a marked crossing at the gate and a concrete on the Eastern side of the facility. We respectfully request that staff use the footpath for the safe movement of students while the temporary classrooms are in use.

RESPONSE AND CONDITIONS

NBISC has NO concern with the proposed construction traffic path on the Northern side of the tree line on the Council sports ground and no problem if it encroaches NBISC land on the northern side of the trees.

We would ask for a dilapidation report on the access road prior to commencement. Note NBISC built the access road on behalf of the community.

We note there is a 3 Tonne truck limit on Jackson's Road.

HOURS OF OPERATION

The proposed hours 7am to 5pm Monday to Friday and 8am to 1pm on Saturdays will have a major impact on NBISC operations.

The major usage by NBISC is Monday to Friday 4pm onwards and all day Saturday.

Our recommendation is all day operations to cease at 4pm and No construction traffic on Saturdays and Sundays.

THE EASTERN GATE

Access limited to North Narrabeen Primary students 8am to 4 pm moving to and from the NBISC facility as per the conditions under the lease that may vary from time to time.

NO afterhours access. (8am to 4pm)

NO visitors, parents or staff using that gate.

HIGH SCHOOL MOVEMENTS

The high school should use the foot path provided on the Eastern side of the NBISC building for access to the NBISC facility as per the conditions of the lease that may vary from time to time.

If the two schools and the Council want some form of pedestrian access for the public and school children from Namona Street to Warriewood sports ground or Jackson Road, then they should start a conversation with NBISC.

We are ready to work with everybody.

Yours sincerely

Alex McTaggart
NBISC Director