
Sent: 7/06/2019 5:02:43 PM
Subject: Attention: Nick Keeler re: Mod2019/0226 - DA2013/0587
Attachments: NBC - Mod2019-0226 - DA2013-0587 submission.pdf;

Dear Nick,

Please see attached our submission regarding the modification of the boarding house on Linden Avenue, Belrose.

In order for the modifications to proceed on the boarding house, Covenant Christian School Association Ltd respectfully requests a number of conditions to be included on the approval for the applicant Vigor Master.

Many thanks.

Regards

Andrew Lowry
Business Manager
Covenant Christian School

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Thursday, 6 June 2019

Nick Keeler
Planner
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

RE: Mod2019/0226 – DA2013/0587
Address: Lot 2506 DP 752038 Lot 2506/ Bundaleer Street, Belrose 2085
Description: Modification of Development Consent DA2013/0587 granted for construction of a boarding house

Dear Nick

On behalf of Covenant Christian School Association Ltd, the owner of both 212 Forest Way, Belrose 2085 (opposite the above boarding house) and 2410 Linden Avenue (adjacent).

Covenant has no major concern with the general modification being requested to the boarding house facility. We do think the modifications being requested are outside the normal alterations of a boarding house but we are not disputing the changes requested.

However, we do have other significant concerns relating to the boarding house development and we seek that any modification approved be conditional to other infrastructure investments being carried out.

These include:

- The installation of proper kerb and guttering for kerb side car parking on the western side of Linden Avenue to allow for more street parking.

The school was asked by the Council to kerb and gutter the eastern side of the street which we have done. We felt this request was reasonable given our high use of the street during daytime hours. However, we note that the same condition has not been placed on the boarding house development opposite. As a result there is a terrible erosion issue on the western side of Linden Avenue.

The development also insufficiently covered the gas line that runs along the street and they installed the sewer line along the same side at a shallow depth. The compaction of the soil is very poor along the street verge where the sewer line was installed. This has created serious erosion of the verge that has now exposed the gas line warning tape. The erosion is washing soil into the stormwater.

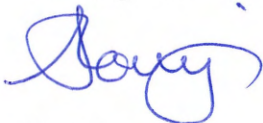
- The boarding house has substantially decreased the availability of parking required by parents of both Covenant Christian School and Yanginook Christian School. We request that the boarding house provide more onsite parking for its tenants rather than the tenants taking up vital Linden Avenue street parking for parents.

I understand that the owner of the boarding house may limit some from being allowed to park onsite. We also understand that the boarding house has already placed infrastructure to install an electronic gate so it can limit tenants from parking onsite unless they pay for the onsite parking spots. We feel this will compound the congestion on the street which raises student safety concerns due to the increased congestion on Linden Avenue.

- The boarding house was meant to provide more landscaping along the street frontage to beautify the area. This would greatly improve the street appeal for all and we request this be done please.
- The original plan also called for the landscaping and planting of the excavated dirt pile behind the boarding house to increase the amenity of the area, but to date this has not been done.
- Given the increased residential status of Linden Avenue due to the boarding house development, we believe more street lighting needs to be installed as it is very dark at night and unsafe.

Nick, thank you for considering our concerns in relation to the boarding house development and additional modifications requested.

Kind regards



Andrew Lowry
Business Manager