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council

MEMORANDUM

DATE: 13 April 2021

TO: Northern Beaches Local Planning Panel

CC: Anna Williams, Manager Development Assessments

FROM: Nic England, Planner

SUBJECT: DA2019/1420 – Alterations and additions to existing school (John Colet School) as part of Staged Development consent for new classrooms and ancillary works and staged increase in student numbers at John Colet School, 8 Wyatt Avenue, Belrose – Additional Submission Recieved

Dear Panel,

The purpose of this memo is to consider an additional submission received in regard to this application, dated 12 April 2021.

The submission was received from the following:

Name	Address:
Ronald John Patton Cynthia Joy Patton	19 Wyatt Avenue BELROSE NSW 2085

It should be noted that a submission has already been received from this person / property. Hence the number of submissions as stated in the assessment report will remain at ten (10).

The issues raised in the submission have been summarised and are addressed below:

- Any applications required to be lodged under Staged consent DA2015/0558 are not assured approval and the number of students and staff that occur as part of each approval may not be appropriate on the site in terms of their impact. The proposal is a high intensity, high impact land and not appropriate on the land.*

Comment: Under the masterplan staged consent, a maximum of 350 students on the site. At the time this consent was granted, Stage 1 (which incorporated Stages “A” and “B” of the Masterplan) also permitted an increase of up to 285 students. The remaining stages in the Masterplan (C, D, E, F, G, K, K and N) are for ancillary aspects of the use that involve no increase in student numbers.

Whilst the subject application is silent on the number of students that will be on-site as a result of the Stage “Q”, it can be assumed that this application will in effect allow a further 65 students on the site, up to maximum number of students that are permitted, being 350.



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However, the question of whether this intensity is appropriate on land has already been considered in the assessment of the consent for the Masterplan (DA2015/0558). This approved intensity will not be changed as a result of the subject application. The purpose of the staged consent was in effect to establish an overall maximum intensity on the site, for the purposes of transparency, yet permit the applicant the flexibility of providing the other stages at a time of their convenience.

- *The non-compliances with the Side and Rear Setback Built Form Controls are substantial variations that should not be approved.*

Comment: These matters are discussed at detail in the assessment report. In summary, the proposed variations are considered acceptable in regard to the objectives of the Built Form controls and do not warrant refusal of the application.

- *The application provides insufficient detail on car parking.*

Comment: The plans provided with the application detail the necessary parking provided for the application. A condition of consent is recommended to ensure that at least one (1) car space per staff, which in effect will require the provision of thirty (30) car spaces, as per the maximum number of staff permitted under the masterplan consent.

- *Insufficient landscaped open space is provided on the site, to comply with the requirements of the Built Form Control.*

Comment: These matters are discussed at detail in the assessment report. In summary, sufficient landscaped open space is provided on site to meet the Built Form control requirements of the Belrose North C8 Locality of the and do not warrant refusal of the applicationC8

- *Students of the school use the adjoining public open space on Wyatt Avenue and this adversely effects the residential amenity in the area.*

Comment: The adjoining Wyatt Reserve remains public open space for use of the general community, and placing restrictions on who uses this land is both difficult to enforce and potentially discriminatory and contrary to the very purposes of community land. Under the Local Government Act 1993, this land remains for the use of the general public, which extends to the staff and students of the adjoining John Colet School.

- *The school will result an adverse amenity impact on adjoining residences in regard to light spill and traffic generation.*

Comment: These matters are discussed in greater detail in the report. In respect to light spill, The existing school operates predominantly during the day and evening activities are infrequent. The proposed works are situated at least 50m from the adjoining residence at No.9 Wyatt Avenue and no adverse level of light spill is likely from this part of the site. The level of traffic generated by the proposed development, as a component of the greater master consent, has been previously determined to not result in an adverse impact on the surrounding road network.



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- The proposed development is not consistent with the Desired Future Character of the Locality C8 Belrose North of Warringah Local Environmental Plan 2000.

Comment: This matter is considered at length in the assessment report. The proposed development is considered to be consistent with the Desired Future Character of the Locality C8 Belrose North of Warringah Local Environmental Plan 2000.

Regards,

Nic England
Planner

Anna Williams
Development Assessment Manager