

A09/0505

17 August 2009

Sara Roach
Planning
NSW Nation Building and Jobs Taskforce
Level 13, 55 Hunter Street
Sydney 2000 NSW

Dear Ms Roach

**RE: St Catherine's School
New Hall and Classroom Buildings**

I refer to the above proposal under the Nation Building and Jobs (State Infrastructure Delivery) Act 2009 that your office is currently considering.

I have received representations on this matter from various Councillors and members of the local community and I would like your office to be clear on the following matters prior to determining this application.

Waverley Council does not support this proposal. There is a statement in the project's documentation, to the effect that Council officers saw no significant issues with the proposed development. This statement is misleading. The project's consultants met with the Area Planning Manager and introduced the proposal to him and stated that they were required to consult with the Council on local infrastructure matters. An opinion on the environmental impacts of the application was not sought nor proffered.

There has been no consultation with the community or a proper environmental impact assessment undertaken of this application.

I note that Council's Area Planning Manager has, via various emails, provided comments to you on this proposal. However, I would summarise those comments and provide some additional feedback on the proposal.

Does the project qualify under the Nation Building and Jobs Act?

I would ask you to be sure that this project qualifies and is appropriately receiving the various concessions available under this Act. For example, a portion of the site is identified as a Heritage Item, the minimum 5 m setbacks required would appear to be compromised by an easement on the north-west side of the site and part of the funding for this project is not part of any federal grant.

Given the lack of checks and balances under this Act, you need to be sure that this project deserves the significant regulatory concessions it may be receiving.

Site capacity

The general issue of site capacity and car parking should be reviewed for the whole school site as part of this proposal – see traffic comments.

Shadows / overlooking

The art / science classroom building would have a significant overshadowing impact on the nursing home to the south east of the site (319-321 Bronte Road) and the dwelling house at 319A Bronte Road. Priority should be given to the solar access needs of the nursing home. The site's Residential 2(b) zoning would suggest a maximum of two storeys for both buildings. The rear yard to 313 Bronte Road is also considered to be impacted in respect to shadowing, loss of aspect and some overlooking. The rear yard of the group of terraces to the north that face Albion Street are also likely to be similarly impacted by the new hall.

Traffic

The development needs a Construction Vehicle Plan to manage construction impacts. I would suggest that the construction works need to take into account morning and afternoon drop-off and pick-up times and the generally congested and residential nature of this locality.

Once built I am very concerned with the walkway to Bronte Road becoming a new drop-off and pick-up point for the school. Council would likely oppose any requests for a drop-off and pick-up zone in this location and I suggest that this matter should be dealt with in the projects conditions of consent e.g. a condition prohibiting the use of the site's frontage to Bronte Road as a drop-off and pick-up area.

In general, the overall traffic impacts of the school need to be considered as part of this application. In particular, I would suggest to you that you need to be sure the school is managing its existing traffic demands, before approving two additional facilities on this site.

Waverley Council still believes that proposals like this are best dealt with by the Local Council.

If you have enquiries regarding this matter please call Philip Bull, Area Planning Manager on 9369 8076.

Yours sincerely,

Peter Brennan
Director
Planning and Environmental Services