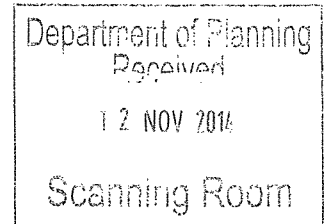


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10th November, 2014

The NSW Department of Planning and Environment,
Major Projects Assessments
Planning Service
GPO Box 39
Sydney, 2001



Dear Assessment Officer,

re: SSD 6339 St Catherine's School Campus Master Plan and Stage 1 development

Having reviewed the stage 1 proposal and the longer term Master Plan, I wish to raise the following matters.

The submitted proposal entails a significant over development of the site. The structures proposed reach a maximum height of 19metres, whereas the permissible height on the site is 9.5m. To seek to rely on the existing over development on the site to justify further over development is unreasonable and fails to take into account the impact on the surrounding residential development. The school is sited wholly within the block bounded by Albion Street/Macpherson St/ Liechhardt St/and Bronte Road, however, is adjoined to the east and north by residential properties. The impact on these residential properties is not properly considered within the 'masterplan' nor the current Stage 1 application. The scale of the structure(s) are disproportionate to the neighbouring residential developments.


The density of the site far exceeds that permissible under the provisions of the LEP. The consequence of this is twofold:

1. the impact on the neighbouring properties is to present a bulky appearance with a tendency to overwhelm the scale of the neighbouring properties with little or no ameliorating factors.
2. On completion the Masterplan will, in effect, eliminate most, if not all, natural landscaping within the metes and bounds of the school. This will surely be detrimental to the well being of the students into the future. Whilst there are formalised active recreation areas, there is a lack of apparent outdoor, natural passive recreation areas.

On a broader question, there is no consideration of the impact on traffic and parking management in the vicinity. The traffic study submitted views the impact in isolation and ignores the cumulative impact of this major development and other known developments in the area. It also ignores the current significant problems existing during the extended morning and evening peak periods. A significant failure of the Masterplan is that there is no attempt to alleviate the current (and future) problems being experienced. There is neither adequate provision for on site parking for staff members, nor, is there any provision for drop off and pick up bays, on site, for parents and students. Surely with a major expansion of the nature proposed, the opportunity should be taken to address this long standing issue. Failure to do so now will ensure that teacher/staff/student parking will continue to be in the surrounding residential streets with a cumulative negative impact on the surrounding residential community.

As the proposal includes all year round use facilities, this traffic and parking impact will not be restricted simply to term time Monday-Friday. The nature of the proposed facilities and the proposed use pattern requires that the school makes a serious effort to address these issues in the context of their Masterplan. This means incorporating measures on site. Failure to do so simply externalises the consequences to the cost of the broader community. Alternatively, should the school persist in failing to incorporate parking/traffic management by way of some 'on site' measures, then there must be restrictions placed on the use of the facilities including out of school hours (including weekends, early mornings and evenings) activities for both the swimming complex and the enlarged theatre and entertainment terrace. I would suggest that the nature of the proposed facilities and the proposed use patterns would indicate likely commercial use beyond simply school use. As such any assessment of the impact must be predicated that it is a 'commercial development' not purely an educational facility. On site parking requirements, operating hours etc should therefore be assessed based on the relevant commercial activity standards applicable under the Waverley LEP and relevant DCP.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Paul Pearce', with a long horizontal flourish extending to the right.

Paul Pearce