

54 Playfair Road
N. Curl Curl
2099.



Department of Planning

13 OCT 2017

Scanning Room

Application No.: 8310

Location: Playfair Road N. Curl Curl.

Attention: Director - Social & ORer
Infrastructure Assessments.

I attended Manly Library earlier in the
to view the proposed plan which consisted
of a couple of pages & a "concept plan".
Yesterday I attended Northern Beaches
council to view the hard copy & was
given two huge volumes of technical
documentation, unfathomable to the
ordinary person. These extremes of
providing few facts, then reams of data
make this consultation process seem
meaningless.

Therefore in this submission I can only
indicate a few concerns that I have;

- 1) The alignment is along Abbot Road &
Playfair Road. Adverse effects of
noise & traffic movement along
increasing busy Abbot Road, & overheating
of classrooms on west facing Playfair
Road are not conducive to optimal
teaching & learning experiences for
students. The proposed building
should be realigned within the
school's original footprint.

2) With regard to height compliance (p24) it is stated that "strict compliance is unreasonable + unnecessary" + that although the maximum height limit is 8.5m this building will have a maximum height of 11.5m. Apparently this is because the north-south gradient is 7m but

- a) the proposed building is on the very flat west-south corner +
- b) height restrictions are there for a purpose so non compliance makes these regulations meaningless.

Also the huge wall ediface at Harbord Public School + Roseville Public School, for example, demonstrate the ugly impact such building has on the streetscape.

3) "No views... will be impacted" (p25).

Actually at the southern end of Playfair we did have lagoon, distant sea glimpses + tree canopy although inappropriate planting of She-oaks + placement of demountables now mask these. Eventual removal of She-oaks + demountables may have meant aspects of our views would be regained. Placement on the Abbot-Playfair corner of this proposed building would however mean this opportunity is forever lost.

4) Seventy trees we are told are to be removed. Over the years parents have given time, effort + money to greening + grassing the grounds. It is hoped lush replanting around the school will follow building.

Kind regards,

J. Dunn.