

Dear Sir/Madam

SSD 17_8922

I am a local resident of Bellevue Hill.

I am writing to object to the development application lodged by The Scots College in respect of proposed major alterations and additions to the Stevenson Library Building - SSD 17_8922. Whilst I am supportive of considered development by The Scots College of its campus, the current development application fails to adequately address current and additional adverse traffic, safety and other impacts on the amenity of the local neighborhood.

The grounds of my objection are that:

1. The Applicant has not undertaken a genuine transport and accessibility impact assessment of the proposed development as required by the SEARs. In particular, the Environmental Impact Statement does not address *“the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required.”*¹
2. The Development Application does not adequately address existing and future needs of The Scots College site in relation to traffic management, especially the safe drop off and pick up of students.

Specifically, the Development Application fails to address the inclusion of appropriate facilities for the loading and unloading of students, whether by private vehicle or by coaches used by the School which should be contained on the School's land in a safe manner that does not impact on the local street system.

3. The Development Application does not address the number of students that can be sustained on The Scots College site in terms of containing its impact on the locality and the impact that the proposed development will have on this.

Impact on amenity (especially in relation to traffic) has generally been dismissed in the EIS on the premise that the proposed development does not incorporate any proposed increase in staff or student numbers. This is not a reasonable basis on which to assess the impact of the proposed development on the neighborhood as it fails to take into account the likely use of the proposed development having regard to the fact that it:

- a. is a significant expansion of the size and functionality of the Stevenson Library (Capital Investment Value of \$28,863,068.00); and
- b. envisages an increase in the scope and intensity of use of this significant building.

Further analysis in support of these grounds of objection has been set out below.

¹ SEARs Section 6 at page 3

Proposed Use of Stevenson Library Building

The EIS references the intention of the Applicant in undertaking the proposed development, as follows²:

*“The Principal Dr Ian Lambert enunciated a vision for the Library as a new ‘hub’ for the College, a central point for students, staff & visitors as **both a Library, a teaching & learning resource and a place to bring counselling staff together and create a Student Support Centre.**”* [emphasis added]

It is clear that the Applicant’s intention is to increase the range of uses for the Stevenson Library to include activities not currently being undertaken in the existing building. This will result in a material increase in the scope and intensity of activities undertaken in the building.

This is supported by a detailed analysis of the current and proposed use of the building as set out in the EIS³ and summarised in the table below.

Floor	Current Use	Proposed Use	Material Change
Ground	Canteen/Blackwatch Café (which functions as the campus cafeteria) and the College uniform shop	Black Watch Café, senior dining area	
First	classrooms and office spaces	reception, main entrance, and service point desk, group work room, counselling suite, consulting room, amenities	Counselling activities
Second	classrooms, Founder’s Room, and part of the College’s Dining Room	grand hall, theatrette, presentation space, amenities	Large meeting/presentation facilities
Third	offices, Stevenson Library and a meeting room	senior study space, debating room, amenities	
Fourth	mezzanine level of the Library, office spaces and a meeting room	group and activity based learning and work spaces, board room, amenities	Group spaces
Fifth	N/A	Founder’s Room, meeting and conference (including support/service) spaces, amenities	Meeting and conference spaces

² EIS at page 17

³ EIS at pages 9 and 18

It should be noted that the “floor plate” area of the proposed alterations and additions is approximately 724m², which is 214m² larger than that of the existing building⁴. Accordingly, the proposal will result in an increase of the building’s floor space from 2,550m² to 4,344m² ie an increase of 1,794m². This represents a material increase in the functional space available and is likely to result in a material increase in the use of the building with consequential impacts on traffic and amenity.

⁴ EIS at page 16