

Department of Planning, Industry and Environment  
NSW Government

22 October 2019

Dear Sir/Madam,

**Project 10661: Change of use of 211 Pacific Highway, St Leonards NSW 2065.**

I represent the owner of 100 Pacific Highway, St Leonards NSW 2065. I am writing to request that the proposed change of use of 211 Pacific Hwy, St Leonards NSW 2065, from commercial offices to a school under Project 10661 is rejected. This site is suitable for commercial offices or medical use but it is not suitable for a school.

I would also respectfully suggest that the concerns expressed herein are given additional weight because the most common users of the surrounding areas (playgrounds, parks, medical services and the cemetery) and those most impacted by the Project would likely not be on the DA notification list as they do not live in the surrounding properties (which are mostly commercial office).

The particular matters of concern that I would raise in respect of Project 10661 include:

1. The appropriateness of siting of a school next to a significant heritage cemetery;
2. The disruption caused to The Avenue by the Kiss & Drop zone;
3. This is not a new school, it is an existing school relocating, and does not provide new placements to local families;
4. At ~1,500sqm the site is too small for a school – there is insufficient space for basic school operational facilities;
5. The site is too small to provide enough toilets, per school standards for 210 children;
6. The park playground is not compliant with school playground rules and cannot be used;
7. School children will dominate the park to the exclusion of others ;
8. The environmental impact of over-utilisation of Gore Oval around the carpark area closest to the school;
9. Safety risk to students accessing the school from the playground as it crosses a traffic thoroughfare;

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10. School traffic through the carpark hinders less able / disabled users;
11. Traffic issues – school drop-off and pick-up congestion;
12. Queueing on the Pacific Hwy blocking a T3 transit lane and the public buses;
13. Cars queueing up block left-hand lane into Herbert St to return to Chatswood;
14. Increase in dangerous U-turns on Greenwich Rd, near the corner of Pacific Highway;
15. Carpark capacity and usage;
16. Parents parking dangerously or in unauthorised areas surrounding;
17. Vehicles parked in The Avenue drop-off/pick-up area may block service vehicles;
18. School excursions – where will transport park and wait to pick-up and drop-off?
19. School users take away parking accessibility from elderly and infirm;
20. Lack of street parking and strain due to simultaneous residential developments; and
21. Vegetation plan – risk to historic tree.

I would be happy to further discuss any of the above, and I look forward to your thorough consideration and appropriate response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Dowling', with a large, sweeping loop at the end.

Nick Dowling  
Chief Operating Officer  
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