

10418
23 August 2012

John Rayner
The General Manager
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Attention: Annette Birchall

Dear Annette

**SHEARWATER LANDING DA - DA12/0476
INTERFACE WITH CRONULLA HIGH SCHOOL**

Reference is made to the above development application and your recent conversations with Damien Vella of Breen Property. The purpose of this letter is to clarify and detail the issues and design responses in relation to the interface between the proposed residential development and the neighbouring Cronulla High School.

Obviously, providing a suitable transition between the two land uses is a priority for both Breen and the school. Therefore, a rigorous design process has been undertaken by the proponent (with expert input from Clouston Associates) to deliver a solution that meets the following objectives:

- Privacy – maintain the privacy of students in the school grounds and oval;
- Security – provide security to prevent access to the school, and to prevent access from the school into the residential community ;and
- Deliver an appropriate visual transition between the school and residential development.

This design process included consultation with our landscape architects, planners, Sutherland Council, Jim Young of the Department of Education (Acting Manager of the Asset Management Unit), the Cronulla High School P&C Committee and the Principal of Cronulla High School, Tony Ibrahim. From this consultation process it was evident that there was no clear consensus between the school and the Department of Education as to the most appropriate treatment to this interface, and therefore left Breen and its consulting team to provide a solution that best met the objectives of all parties for assessment by Council. The resultant submission outlines Breen's genuine attempt to provide this solution.

To ensure appropriate privacy and security, it is proposed to provide a 2.1 metre high solid fence with open spear railings to the top, as shown on the Landscape Drawings submitted with the Statement of Environmental Effects (SEE) and reproduced in Figure 1 below. The solid portion of the fence (to a height of 1.8 metres) will provide sufficient privacy and security, as it will not be visually transparent or able to be scaled. The open railings will provide an additional sense of enclosure, as well as softening the appearance of the fence.



Jim Young of the Department of Education noted that it is common accepted practice for a 1.8m timber paling fence to define the boundary of school that adjoins a residential community. The additional 300mm of open spear railings serves to provide the same level of security that is provided to secure the remainder of the school boundary.

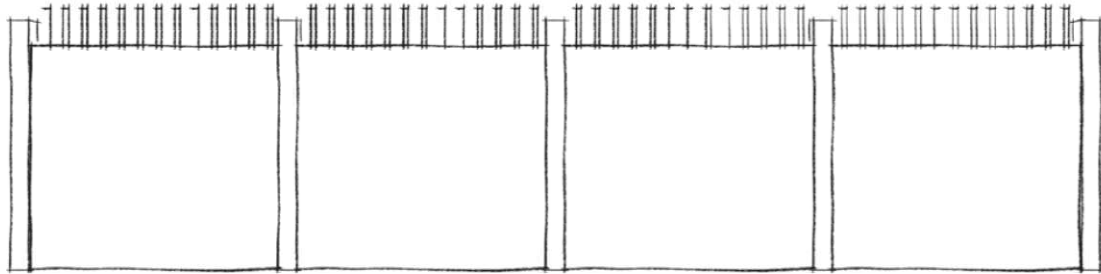


Figure 1 Proposed fence

Furthermore, in relation to privacy, it is noted that the Greenhills Beach Development Control Code (which is applicable to future dwellings on the site) provides a minimum rear setback of 6.0 metres, ensuring dwellings are not constructed in close proximity to the school boundary and thus further mitigating any potential privacy concerns.

To provide an appropriate visual transition, further softening the appearance of the fence and further increasing privacy, it is proposed to plant suitable trees along the boundary. The proposed species are *Acmena smithii* and *Cupaniopsis anacardioides*, commonly known as Lillypilly and Tuckeroo. These will be planted from a 100 litre pot size, and will have a mature height of 7 to 8 metres for the Lillypilly and 3 to 8 metres for the Tuckeroo. These trees will be supplemented by additional landscaping established by the future residents of the dwellings. This landscaping will not only provide a appropriate transition between the school oval and the adjoining community, but coupled with an increase in the planting density along Road 1 (that runs parallel with the oval boundary) will provide a strong landscaped belt visible from Captain Cook Drive.

The landscaping within the Shearwater Landing site will be further supplemented by trees planted by the school within the school grounds, adjacent to the boundary. Breen Property has committed to financing the planting of these trees, with the actual planting to be coordinated and undertaken by the school itself. It is noted that as expressed during consultation with the school and its P&C committee there is a clear need to ensure that teachers can undertake constant surveillance of the school oval, and therefore it is not appropriate to plant shrubs and bushes on the school boundary (school side) as this would allow students and others to potentially hide from view and participate in anti-social behaviour. This need drove the selection of the plant species that were submitted as part of this application.

In addition to this landscaping, Breen Property is continuing to communicate and work with the school to ensure that the interface between the allotments is resolved appropriately. This consultation with the school relates not only to the privacy, security and visual appearance of the interface, but also to management issues relating to the construction and ongoing use of the development.

The measures detailed in this letter (and the SEE) will ensure that the proposed residential development provides an appropriate interface to the neighbouring school in terms of privacy, security and visual impact. Should you have any queries about this matter, please do not hesitate to contact me on 9965 6962 or rstark@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'R. Stark', written over the words 'Yours faithfully'.

Robert Stark
Principal Planner