

Garston Pty Limited

ACN 000 468 048

5 July 2017

SUBMISSION – Application Number SSI 15_7400

Planning Services

Department of Planning & Environment

Attention: Director – Transport Assessments

RE: SYDNEY METRO – VICTORIA CROSS NORTHERN ENTRANCE

Location 50 McLaren Street, North Sydney NSW 2060

Dear Sir / Madam,

As you must be aware, our property at 243 Miller street North Sydney NSW 2060 (DP561413) is immediately adjacent to the 50 McLaren Street site on which the Victoria Cross Northern Entrance (VCNE) will be built. We also suspect that further development will almost inevitably occur on this site after the VCNE project is completed.

Whilst, as indicated on the online form, we have no objection *per se* to the VCNE Sydney Metro project (SM) going ahead, we have however a number of issues, as outlined below in this submission, which we hope Transport for NSW (TfNSW) will address and take into account as the project is rolled out.

Our issues are listed below;

- Foremost we should like to point out that **243 Miller Street has been incorrectly referred to as a “Shop”** in your *Victoria Cross Station and Artarmon Substation Modification Report*. You should note that this property is a tenanted house and Cottage, and **is predominantly residential**, with a very small proportion of commercial tenants.
- Prior to the commencement of any excavation works on the 50 McLaren Street site, we would need to see a **satisfactory resolution** to the guaranteed continued access for our disabled granddaughter to McLaren / Miller Street in accordance with our Licence Agreement with The Uniting Church (the present owners of the site) and TfNSW (the future owners of the site).
- We are also concerned about the **proximity of the Services Building**, which will be erected on this site, to our Southern Boundary. We believe the setback to our boundary for the VCNE should be contained within the DA footprint previously approved for the Uniting Church development (DA 67/11).

Garston Pty Limited

ACN 000 468 048

(Submission continued...) SSI 15_7400

RE: SYDNEY METRO – VICTORIA CROSS NORTHERN ENTRANCE

Location 50 McLaren Street, North Sydney NSW 2060

- **Guaranteed protection** for our mature native trees growing on our property in respect of any development taking place on the 50 McLaren Street site. Ensuring that TfNSW restrict their building activities by observing the Root Protection Zone (RPZ) previously adopted by North Sydney Council.
- **Noise levels** during the construction phase. Predicted truck movements of 24 vehicles per hour during the hours of 7pm to 6am is simply not acceptable and should be reconsidered for what is **predominantly a residential zone with “sensitive receivers”** located not only at 243 Miller Street but also at The Harvard on the corner of Miller and McLaren streets at 237 Miller Street (right across the road from 50 McLaren Street) and 39 McLaren Street (not forgetting all the other residents lower down McLaren Street).
- **Light and noise impact** on 243 Miller Street once the VCNE is operational, also likely impact after peak hour and overnight.
- **Vibration and dust impact** on the 243 Miller Street property during construction phase considering this is a significant heritage item of Arts & Crafts style (your words). A dilapidation report may be required for this property.

Yours sincerely,

Winifred Chevalier