

7 August 2017

Dear Sir / Madam,

I write to you as Chairperson of the Executive Committee, which represents the Owners of Dunstan Grove apartments; consisting of some 127 dwellings which house some 200-300 residents and 150 - 200 owner / personal visitor vehicles immediately adjacent the proposed Lindfield Learning Village.

Dunstan Grove apartments share a common access road with the proposed Lindfield Learning Village, namely Dunstan Grove Road, which terminates in a roundabout at the vehicle entrance / exit of Dunstan Grove Apartments. It is the only ingress and egress to our home for residents, contractors / service providers and emergency vehicles.

Dunstan Grove Apartment residents live within 50 metres of the proposed Lindfield Learning Village. They have living space facing the proposed buildings.

It is with some concern, despite this inherent intimacy of location, that there has been NO specific engagement with the residents/ owners of Dunstan Grove Apartments, and indeed NO recognition or acknowledgement of the new residential accommodation. A booth in November 2016 to flag a design concept, which was not able to be correctly oriented, or have questioned answered by attending Savills staff, is not meaningful engagement.

Upon reading of the various Consultants Reports associated with this proposal, there is a consistent and inherent them. That is, be it traffic, noise or amenity, all have used old and historical data for their report preparations. The traffic reports use modelling data from 2015 or before, Others presume that given a University campus was previously on the site, then that data is also valid. Such assumptions are simply lazy and the report recommendations are inadequate. Many of the consultant overhead orientation shots do not show Dunstan Grove Apartments, and indeed most do not recognise the existence or proximity of our residential construction and amenity to the proposed Lindfield Learning Village campus.

The consultant reports are not current and do not reflect the reality of the implications of re-purposing the old UTS campus site.

- The University did not co-exist for any period of time, at capacity, whilst the Dunstan Grove Apartments were built or fully occupied. It ignores the current busy-ness of the Dunstan Grove Road as an important, and sole residential corridor. Nothing is proposed in the traffic management plans to prioritise the access for residents, contractors or emergency vehicles on this sole access road, so they are not blocked from 7:30am to 10am and from 2pm to 4pm of proposed school hours. The only traffic considerations were for Eton, Grosvenor and the Pacific Highway and it is stated under 13.3 Traffic Management “ Local Impact; The site is accessible by the existing road network and no significant impact to the local traffic or the local environment is envisaged”. It is a naïve approach; reflective of people getting to the site, not how you get away from the site!
- It is inevitable that parents / students / teachers will “cruise” Dunstan Grove as a “drop - off” zone for students, or indeed be seeking illegal parking. Dunstan Grove Road provides multiple back and side door access points to the Learning Village and so will contribute to the congestion of the area unless actively managed. It will undeniably result in conflict.
- There are now some 400 new dwellings, plus others currently under construction in the immediate vicinity of the new Lindfield Learning Centre. These new and older residents, have rights to the amenity of their homes and should not be significantly impacted by the

location of a community facility placed at the very end of a peninsular with only one way in/out of it. It is classic poor strategic design and utility, and does not bode well for an emergency in this precinct. Why build a “super school” in a flawed location?

- The use of staggered school timing to mitigate transport issues is ill-conceived. Inherently, parents will start dropping their children off as soon as they can...starting at 7:30am, irrespective of their child’s starting time. Whilst it is likely a school management and supervision issue, it will become a social issue if kids are unsupervised and dropped off in a “school precinct” by parents, expecting supervision. The result of course is that there will not be an even peak demand but an early high demand, again preventing Dunstan Grove and other Crimson Hill residents from exiting their homes for work purposes from 7am onwards. This is unacceptable.
- A casual observer on any current weekday / evening, or the weekend will see that Crimson Hill now has one of the few all weather, night light sport fields in Sydney. Casual and street parking is currently maxed out by players, observers etc, and indeed takes all available road side parking and a considerable part of the existing UTS parking bays NOW. So, it is with some interest that planners believe there will be adequate parking amenity for the facilities of the Lindfield Learning Community auditoriums and theatres. It is truly nonsense and does not reflect current reality of the local environment.

There has been no engagement with Dunstan Grove to address the aesthetics of the building from the only residential building overlooking the campus. All other campus sides are bush facing. The view of the current facility is one of derelict glasshouses and fences from Dunstan Grove. A review of the plans do not report any removal or modification of this infrastructure. One would normally be expected to be able to comment upon new construction visual impact as existing residents.

It is noted that the school will have playgrounds on the roof of the buildings. The residents would like to understand what provision for minimising sound will be made? Protracted starting and finishing times inherently means protracted “play times” and longer periods of play sound. Again, this will affect the amenity of residents being able to use their homes; where one could not have been reasonably expected that roof tops would be open playgrounds. Some form of sound minimisation would be appropriate on the northern boundaries of the roof tops. Residents purchased at Crimson Hill for the bush location and quiet. The fact that other land locked local schools have adjacent residences is not a valid argument for a NEW school.

Dunstan Grove residents are not inherently against the development of the adjacent precinct as a school. What residents are concerned about is that there are issues which are predictable now. They require thought and consideration to avoid the figurative and literal community “car crash” that the Lindfield Learning Village may become without well considered planning. Residents of Crimson Hill are very proud of their environment and welcome the opportunity for engagement, however it is clear that to-date, there is little substantive engagement and the basis of many of the consultant reports is historical data with little relevance to the current situation.

We welcome the ability to engage!

Yours sincerely

John Grew

Chairperson, Dunstan Grove Owners Committee