

As owners in 111 Carabella St, the objections raised are

1. Obstruction of daylight and sunshine into the building known as Malvern at 111 Carabella St. The non-compliant height, extension of the proposed building and lack of boundary setback will significantly block daylight and all sunshine into the eastern side of the units. This can jeopardise the health and wellbeing of the residents (e.g. clinical depression, effects of mould etc.)

2. Views to bay will be obstructed. The proposed building height and extension toward the bay is well above the complying council limits and will remove views now seen from the units. The proposed building should not be extended to reduce views and decrease the enjoyment of residents. It also will reduce the general valuation of the units.

3. Noise from machinery and students. The staircase on the side of the proposed building will generate undue noise when used by all students. The noise from the proposed location of machinery on top of the building will also impact residents.

4. Outdoor Rooftop Terrace Noise. This terrace will result in undue noise and lack of privacy to residents. This also has the potential to be used outside of school hours, and therefore the disruption to residents could be experienced day and night.

5. Style of proposed building. The new extended building is not sympathetic to the traditional heritage style of Kirribilli. The colour of the proposed building is dark and obtrusive. This proposal pays no homage to the beauty or history of the area.

6. Noise and dust from construction. The duration of such a huge and extensive building will cause severe disruption to the peaceful lifestyle and enjoyment of nearby residents.

7. Traffic congestion. The traffic in the area is already at its limits and more so during school events. The construction of the building will cause further difficulties for residents to in regards to parking and general travel in the area. Pedestrians including children will be at risk of danger with increased congestion and use of this area. Approval for any increase in student numbers will make the situation worse.

8. The construction on the building is expected to drill into the same rock that 111 Carabella sits on. This extensive process could jeopardise the stability of the unit block and surrounding structures. The boundary setback and building separation is not sufficient to maintain privacy.

We strongly object to the proposed building application.

Not only does this proposal unreasonably impact the current Kirribilli environment, we believe there has been little consideration on the proposed design, height, footprint, noise, traffic and reduced views. These will significantly affect neighbouring residents and we request that our objections be considered and this development application rejected.

Regards

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