

Re: Residential development with In-fill affordable housing – East Walker Street, North Sydney – Modification 5 – Construction Hours

Application No	SSD-67175465-Mod-5
Location	173-179 Walker Street and 11-17 Hampden Street, North Sydney
Applicant	East Walker 88 Development Pty Ltd
Council Area	North Sydney
Consent Authority	Minister for Planning and Public Spaces

Dear Mr Adam Flynn,

I am writing to formally object to the proposed extension of construction hours at the East Walker 88 development.

I live adjacent to this construction site with my husband and our 8-week-old baby. Since construction commenced approximately a year ago, we have experienced significant and ongoing disruption due to an overwhelming amount of noise and dust.

Our apartment is particularly exposed to the construction site. We live in a three-bedroom apartment on the second floor of the building, with all three bedrooms—including one that serves as a home office—directly facing the development. As a result, these rooms are completely unusable during construction hours due to the intensity of the noise, and the windows unable to be opened for fresh air due to the amount of dust from the site.

The timing of this proposal is particularly concerning for my family. I am currently 8 weeks postpartum, and the disruption from the adjacent development on our daily lives has been difficult to endure – not to mention inescapable – since bringing our newborn home.

Like many new parents I am awake multiple times overnight feeding and settling the baby. As a GP, I always advise new parents to try and rest as much as possible during the day, acknowledging sleep deprivation as a significant contributor to postpartum physical and mental health. Unfortunately for me and my family, the existing construction noise already makes daytime sleep virtually impossible.

Despite implementing measures at our own cost including installing acoustic curtains in the bedrooms and using earplugs, the noise remains so loud that it is impossible to sleep beyond the 7:00 am commencement of works, nor is it possible to recoup any sleep during the day until 5:00 pm when construction ends.

The impact on our baby has been equally if not more significant. The noise in the bedrooms is so loud that he cannot sleep in his bassinet during the day. Instead, we have had to resort to settling him on the sofa in our living room because it is the only area of the apartment where the noise is marginally less intense. This is far from ideal and is not how I wish to care for our newborn.

To further worsen the situation, my husband had initially planned to work from home in the first few months of having our baby with the hopes of providing me with additional support. Again, this has not been possible due to the amount of noise rendering his home office unusable. This has forced him to resume his work from his office and has left me with limited supports and opportunities for respite during the day.

We understand that construction projects are sometimes unavoidable and have accepted that there will be inconvenience during standard construction hours, however the existing construction has already impacted my mental health significantly due to the constant noise we are enduring, the lack of rest from being unable to use any of our bedrooms during the day (whether it for the baby or myself), and losing the support of my husband during the workday due to his home office being unusable.

Extending construction into the evening would have an unreasonable and unacceptable impact on our health, wellbeing, and ability to safely use our home during an already challenging period. Although the application defines 30 occasions, this is still a significant number of evenings. Thirty extended construction days equates to approximately six weeks of weekday evenings if they occur regularly. For families living immediately adjacent to the site, this cannot reasonably be described as a minor or insignificant impact. Given that the project has already been under construction for a year and is expected to continue for some time, the cumulative effect of ongoing disruption must be considered.

I therefore respectfully ask that the proposed extension of construction hours be refused.

Thank you for considering my submission. I ask that the health and wellbeing of families with young children and those living in apartments directly adjoining the development, be given careful consideration when determining this proposal.

Yours Sincerely,



Dr Louisa Ling
MBBS, FRACGP, DCH
Unit 10, 88 Berry Street
North Sydney NSW 2060

P.S.

I should note that the developers have already, on multiple occasions, been operating on the construction site until as late as 9:00pm. This includes concrete pouring (we have video evidence of this). I wasn't aware they already had approval for this, and it has certainly been disruptive to my family especially as we are usually trying to put the baby down for the night at this time.

Political Donations Disclosure

I declare that I have not made any reportable political donations within the meaning of the Environmental Planning and Assessment Act 1979 in the last two years.

Acknowledgement

I acknowledge that I have read and accept the Department's disclaimer and declaration applicable to submissions made in relation to this application.