

I am writing to express my avid objection to the development of the Maronite Sisters of the Holy Family, Marrickville Seniors Housing
Application Number SSD-69377980

Simply put, this is just too big for this location, and the problems it will cause to the community and environment far outweigh the benefits of 50 more aged care beds. Below I will detail many reasons this development will cause harm to my family and my community.

SAFETY - especially the heritage wall

- The Maronite representatives have taken very little action on remediating the heritage wall that surrounds their property, and have shown consistent disregard for this issue despite decades of the community and council attempting to engage with them on it.
- The wall is leaning so dangerously at so many points around the perimeter, and the developers are aware of this, yet I could not find any clear plan on how to manage the construction without causing further damage to the wall.
- I greatly fear that it will fall down and seriously injure someone, maybe even kill someone, let alone damage property.
- The submission structural statement notes that the site is on “natural sandy clay soils, underlain by ‘soil’ strength sandstone rock” yet make no reference to how they will manage existing buildings or the wall when digging into this sandy clay, which is likely to shift significantly.
- There should be no further development until this issue has been thoroughly rectified.
- A further safety concern is the grid-locked nature of the site. There is only really one in-and-out on the site. If there is a fire or other hazard, I have grave doubts about the capacity to evacuate a facility of that size when it is so locked in.

Environment

- Trees - not only are the surrounding trees of heritage significance, they provide an important and significant greenway for wildlife. I cannot trust that a development of this size is going to have no impact on them. The size and age of the trees mean the

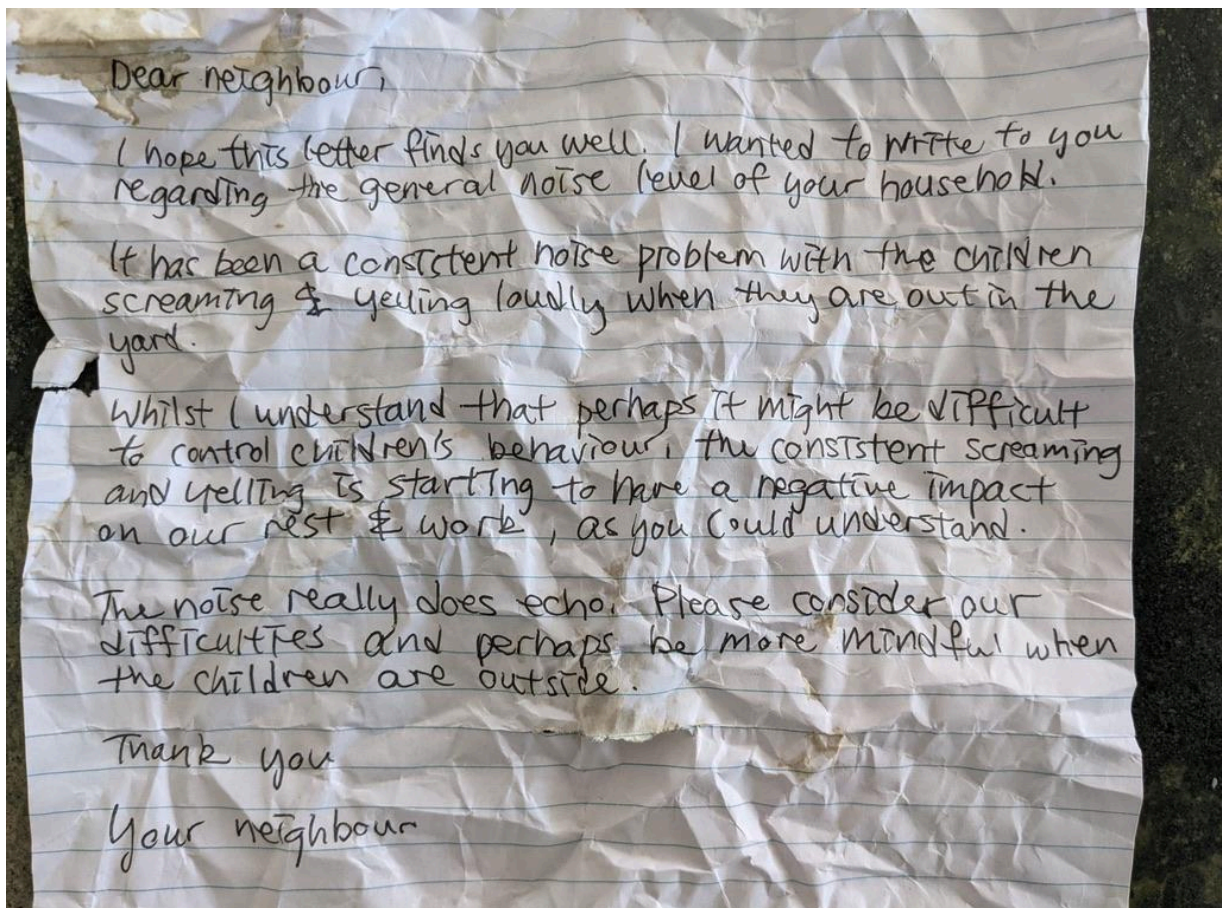
root systems will be significant, and there is not sufficient evidence that this has been appropriately investigated or planned for when digging two storeys down.

- The long nose bandicoot - Dulwich Hill/Marrickville is home to one of two endangered colonies of the long nose bandicoot. Council regulations state that a disturbance of 25% or more should trigger further investigation. I have found no reference to this in the documents provided by the developer.
- Soil - Again, the structural statement notes that the site is on “natural sandy clay soils, underlain by ‘soil’ strength sandstone rock” - excavation is extremely likely to cause major disruption to all the significant trees surrounding this site.
- Removal of trees for substation - there are 4 significant trees marked for removal for a substation, which could easily be placed elsewhere, so the removal of these trees is simply unacceptable.
- This area is becoming ever more densely populated, which makes the preservation of these significant trees and green space absolutely essential for both the existing wildlife but also to counter the increased carbon emissions of further developments.

Privacy, overshadowing, overdevelopment

- This building will tower over my home and those of my immediate neighbours. The residents will be largely at home, all day, in these apartments, and the fact of them constantly looking down onto our garden and into our bedrooms takes away all our privacy.
- My three young children have all expressed a sense of unease at the idea of many people looking down into our home. They do not feel comfortable about using the garden with unknown people looking at them, in the pool, in their swimmers - my partner and I also feel concerned about this.
- The new height will dramatically reduce the sunlight that will reach our property, having a significant impact on our green space, trees, and the wildlife occupying it. It will cast long shadows over our home, which will have a very negative impact on our well being. These factors will also likely decrease the property value of our home.
- The area is clearly marked as “low-density” in the council LEP maps, and this development is **60% over the legal limit for this area**. It is simply too big for this space.

- There are communal spaces in the design, that a huge number of visitors to the site can access, that directly over-look our home, garden and pool, and the homes of our neighbours, especially number 39. The council minutes even note shifting those to face into the interior gardens, and yet the design proposal was not amended in this way at all. This is another indication of the lack of care that has gone into the impact of this design on the surrounding community.
- We have personally received an anonymous letter (see below) of complaint from someone there about the noise our young children make - this letter caused me extreme anxiety and significantly impeded my sense of privacy. However, this neighbour articulates clearly how much the sound travels, and I am very concerned by the prospect of having both more residents making moaning sounds and sounds of distress, combined with the anxiety of having more neighbours being affected by our noise.



Dear neighbour,

I hope this letter finds you well. I wanted to write to you regarding the general noise level of your household.

It has been a consistent noise problem with the children screaming & yelling loudly when they are out in the yard.

Whilst I understand that perhaps it might be difficult to control children's behaviour, the consistent screaming and yelling is starting to have a negative impact on our rest & work, as you could understand.

The noise really does echo. Please consider our difficulties and perhaps be more mindful when the children are outside.

Thank you

Your neighbour

Aged care

- There are countless aged care facilities in this area, and the one that is currently there is adequate in size. There is no obvious need for it to be converted into a 100 bed facility.
- In the developer's documentation, there is a claim that no one complains - this is factually untrue as I have personally made calls on several occasions when I have been concerned about residents screaming "help! help!" and moaning in distress and banging on the door for long periods of time. When I ring, I am told that staff have checked all residents and that all are calm (despite the fact that I can still hear them).

I have only made these calls when the distress is acute, however there are multiple residents there who make a lot of noise on a daily basis. I understand dementia care is very difficult and do not resent these neighbours for the sounds they make - however I do worry that they are not being adequately cared for. I have never really known what I could do about this, and have recently learned that I can contact the ombudsman for aged care, which I will do in the future. I don't believe that doubling the number of residents is in the interest of the residents themselves, or all the surrounding neighbours.

- Example recordings - submitted as attachments are recordings of the daily sounds made by the current residents, which double as examples of the abundant birdlife that should be protected.

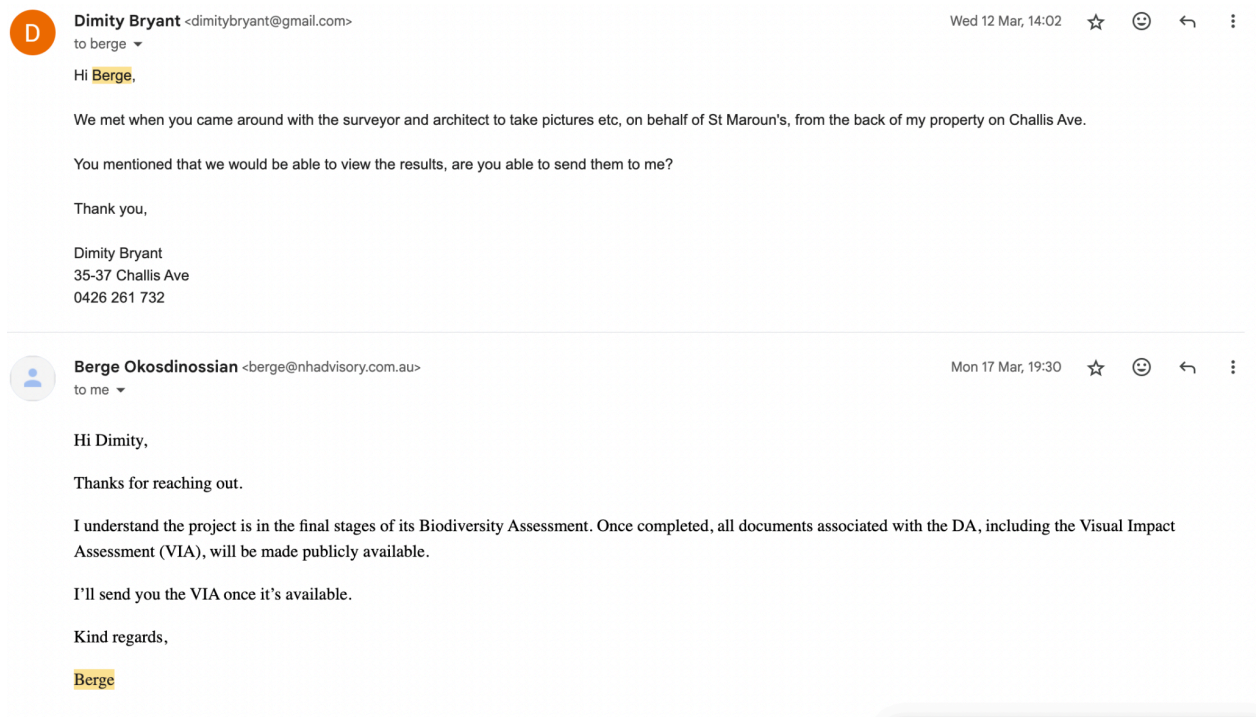
Community Consultation

- The report the developer has provided is a farce and a smoke screen. They have deliberately avoided engaging with the immediate neighbours to the property, and absolutely did not give the immediate neighbours the opportunity to review any of the details until it was formally posted for exhibition.

I kindly and cooperatively allowed the developer's representative, Berge Okosdinossian, into my home to do surveying and take pictures that would allow a proper rendering for the report. I was told that I would be sent the rendering and was given Berge's contact details for any questions. I clearly indicated I would like the pictures and as much information on the development as possible and would likely have questions once I saw them and got more information. I followed up on 12th March by email (see below) to get more info and was told it was not ready yet and I'd be notified once it was publicly available. Imagine my surprise to then read the

“engagement report” and all these various ways they have supposedly engaged with the community, none of which I was given the opportunity to do.

At no time prior to this was I given any further information. I did not receive anything in the mail, nor was I aware of the web site, or the 1800 number. I also believe Berge noted my politeness when visiting my home as consent to the development. He did not clearly engage with me in any “formal survey” at that time or later, nor did he indicate he would use my words in a report.

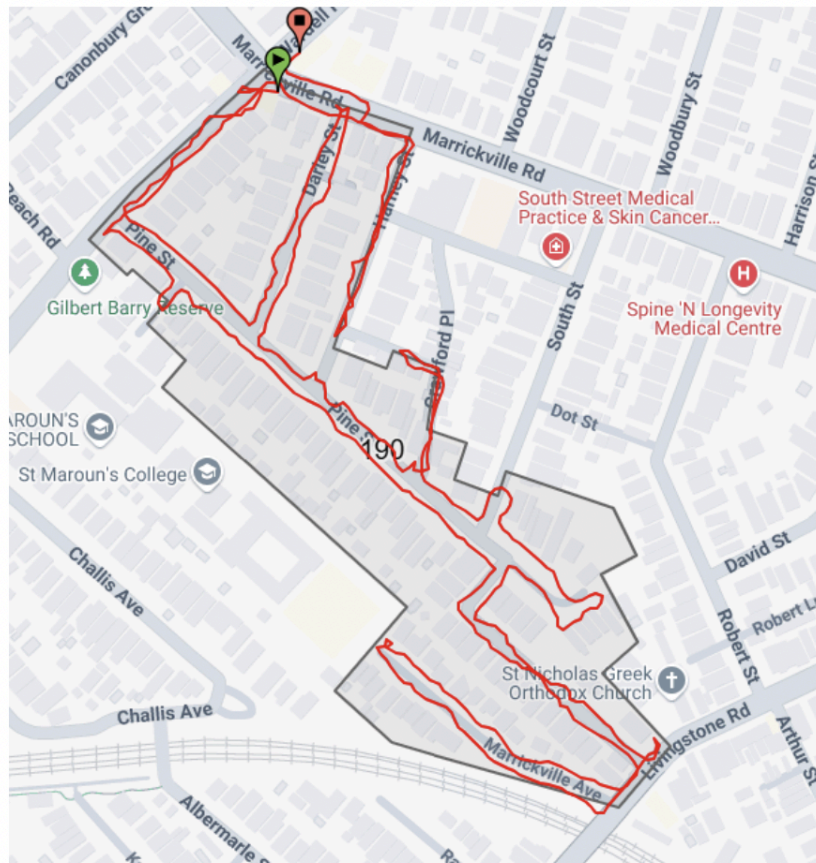


- On p.15 of Appendix AF (Community Engagement Report), it says: Residents on Challis Avenue expressed minor concerns about the building setback and potential overshadowing in their backyard but are otherwise supportive of the development.

This statement is entirely fictional as all residents I have spoken to have expressed both major concerns about the development and major concerns that they had not been adequately contacted about it. It certainly does not reflect my position nor what I said to Berge when he visited, so I can only conclude that it is entirely fictional.

- Appendix 2.1 of the Community Engagement Report even shows clearly a map of “targeted mail delivery to nearby residents” that blatantly excludes Challis Ave, despite several of our homes being the most significantly impacted.

Targeted mail delivery to nearby residents



- I know many people in the local community and surrounding streets and absolutely no one has known anything about this development.

The statements they have recorded are completely without context or evidence of who was asked or where those people are and how the development would impact them. It is a fact that the residents immediately impacted have not been effectively consulted.

- I created a short survey regarding awareness of this development and asked my neighbours and friends in the community to complete it. I received 43 responses (including my own), and they are all aware that these results will be shared in my submission. The results clearly show the lack of awareness and very little engagement about this development.

Of 43 responses, 25 were completely unaware of the development and 18 aware. Most notable, all of the responses indicate little to no details or engagement regarding this development.

Survey Results:

Are you aware of the nursing home development at St Marouns, Marrickville?	Did you engage in any form of community consultation eg a survey, interview, phone conversation that explained what was happening and asked your opinion?	If yes, how did you find out about it specifically - were you informed by school /council/ developer etc Note any details you recall.	Which street do you live on?
Yes, I am aware	No, none	none	Challis Ave
Yes, I am aware	No	Community group alerted me	Canonbury Grove
Yes, I am aware	No	Neighbour	Challis
Yes, I am aware	No, I only found out from neighbours.		Challis Ave
Yes, I am aware	No		26 marrickville avenue marrickville
No, I am not aware	No		Harrison St, Marrickville
No, I am not aware	No		Kintore Street
No, I am not aware	I haven't heard or seen a single thing about this development	I was contacted by a concerned neighbour who also feels left in the dark	Albermarle St
No, I am not aware	No		Floss St
No, I am not aware	No		Kays Avenue East
Yes, I am aware	No		Hollands Ave
No, I am not aware	No	Neighbour	Albermarle St
No, I am not aware	No		Blackwood ave
No, I am not aware	No.		South Street
Yes, I am aware	No		Challis Ave
No, I am not aware	No	A neighbour on my street told me today (May 15th)	Challis Ave
Yes, I am aware	No	Beighbour	Marrickville Ave

No, I am not aware	No		Wardell road
No, I am not aware	No		Wardell Rd
Yes, I am aware	No	We did receive a flyer with a QR code linking to a website about the development. This was post consultation. I provided feedback that no one seemed to have been consulted in our street and the response was it was a random selection of marrickville residents and specific details of where they lived could not be provided due to privacy.	Marrickville Ave
Yes, I am aware	No		Pine street
No, I am not aware	No, was not contacted.	N/a	Challis Ave
Yes, I am aware	No	council	Marrickville Avenue
Yes, I am aware	No there was no information or engagement from St Marouns	I first found out about the development through the DA Application	Challis Avenue
No, I am not aware	No		Challis ave
Yes, I am aware	Spoke to someone in the street as they were seeking permission to enter the properties adjacent to historic wall. I offered my opinion	Pamphlet in postbox.	M'ville Ave
No, I am not aware	No		Albermarle St
No, I am not aware	No		Hollands Avenue
No, I am not aware	No		Livingstone Road
Yes, I am aware	No	A neighbour who lives next to St Marouns	Schwebel St
Yes, I am aware	No		Marrickville Avenue
No, I am not aware	No nothing		Marrickville avenue
No, I am not aware	No		Marrickville ave

No, I am not aware	No		Marrickville Ave
No, I am not aware	None whatsoever	N/A	Hollands Avenue
No, I am not aware	No		Hollands Ave
No, I am not aware	No	A neighbour advised me	Riverdale Avenue
Yes, I am aware	No		Challis Avenue
Yes, I am aware	Not directly, whilst I live in Dulwich Hill I walk past the existing Nursing home almost daily I have family who are directly affected.	Affected family in Challis Avenue, however have not seen any correspondence regarding the development directly	Charlecot Street
Yes, I am aware	First notice said community consultation had already happened (didn't know about it)	None	Marrickville Ave
No, I am not aware	No	None	Cannonbury Grove
No, I am not aware	No	None	Cannonbury Grove
No, I am not aware	No	None	Cannonbury Grove

Visual Impact

- They have not provided proper renderings of the visual impact photos that I allowed them onto my property for, nor did they ever send them to me directly as Berge indicated they would on the day he was in my home. I was under the impression I would be given the opportunity to see them and ask further questions before it was formally lodged. The photos that are in the Visual Impact report have a vague, lightly coloured box, which deliberately does not really give any true sense of what the building would look like there and is not in-line with industry standards for a proper rendering of visual impact. It is my belief that these visual impact photos are not sufficient for a development of this size and should be far more detailed.
- My husband, James Arnott has provided a much more detailed submission on this issue, please look closely at his submission, it has all the right information and formalities!

Traffic & Parking

- The current nursing home and school facilities already put pressure on the surrounding community with the lack of parking provided by St Marouns & the Maronite Village. There is a notable lack of concern for the safety of the community - both their own and the surrounding neighbourhood. On a daily basis, the people visiting either the nursing home or the school park in the bus zone, double park all along the surrounding streets, let students or elderly people in and out of cars in the middle of the street despite a lot of traffic. They park right up to every single corner nearby, severely reducing visibility, or park across driveways. There are countless stories of residents on Challis, Pine & Marrickville discovering their cars damaged by careless drivers, with no notes left to follow up. The community constantly contacts the school and the aged care village about this issue and the response is always absolute silence and no effort is made to amend the attitude of the people using these facilities.
- To the point above, it seems the majority of the people utilising both the nursing home and the school are not local residents.
- The plan shows 35 parking spaces, and by their own report there is significant overflow of staff numbers at shift-change time. During the shift, there are a minimum of 28 staff on site, leaving very few visitor parking spaces, which is further reduced at staff change-over time, by their own report. This will mean all the parking will occur on the surrounding streets, especially Marrickville Ave. All these streets are already under stress from these facilities and increasing the nursing home to a 100 bed facility is just too much for this location.
- Narrow access - the only real access to the site is via Marrickville Ave - a narrow residential street that will have to cope with constant heavy vehicles accessing the site, not just during construction but ongoing with delivery trucks, waste removal, ambulances etc.

Stormwater & Flooding

- A development of this size is going to put significantly more pressure on the stormwater system. Marrickville Avenue and the bottom of Pine St already frequently experience flooding and there is nothing in the report that indicates how the increased pressure on this site is going to handle this. With increasing rains and

flooding becoming an on-going climate-change issue, this development really doesn't suit this site.

Noise

- The report doesn't include any noise impact modelling or consideration for residents - not during construction but also not for the ongoing noise of delivery trucks, waste trucks, ambulances etc.
- The current nursing home is protected by the heritage wall and the trees surrounding it, creating privacy and less noise disruption for both residents and neighbours. Chucking a giant, 4 storey building in the middle of low-density housing will mean everyone - residents and neighbours alike, lose that privacy and noise barrier. If the large trees are damaged during construction (which seems extremely likely), then there will be further loss of privacy and noise barrier.

In summary, I am most deeply troubled by the lack of genuine community consultation while they formally present a report that claims so much of it. The dishonesty of this casts serious doubt as to all other report details, and I do not trust that the developer truly has any desire to design something that is both beneficial to their own residents and appropriate for the area and the surrounding community.