

Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre

Application No SSD-10831778

COMMENT

I have looked at the proposed plans for the above development and it does look like a wonderful facility which will have enormous benefits for the community and especially for children with cancer, their families and for cancer research.

However, as an owner of an apartment on Blenheim Street facing High Street, I do have concerns.

I note on Page 9 of the Environment Impact Statement it states that "HI has been working closely with the below stakeholders to inform the proposed development." The very first stakeholder listed was "adjoining landowners & occupants". I would like to comment here that I am unaware of any earlier communications regarding this development. The first communication I received was the Notice of Exhibition dated 14 May 2021.

A major concern is the amenity of my tenants. There has been no real indication of a timeframe except Milestone 2025. I'm not sure what that means. Furthermore, once this project is completed there will be the next stage, the UNSW Health Translation Hub. There will be all the issues associated with a major construction site – noise, vibrations, dust & dirt, construction traffic etc for an extended period of time. Previous tenants were subjected to the construction of the light rail. It is hard to retain good tenants with construction happening 6 days of the week.

Another concern I have is the effect it may have, especially in the medium term on the value of my investment. I have had to reduce rent due to Covid and if I lose my current tenant, it will become even more difficult to find another. If I wished to sell, it is always going to be more difficult when there is a major construction site across the road, and it will surely affect the price as well.

I am also concerned about the scale of the building. In the EIS it states on Page 91 "The massing of proposed built form has been carefully considered to reduce perceived bulk and scale." While, I think the plans for the ground level look great with the landscaping and greenery as well as the setback; as one looks up to the mid-levels from the point of view of apartments across the road, it definitely will look like a massive wall of glass and aluminium. Under **Visual Analysis** on the same page there is even acknowledgement that the most significant visual impact will be as viewed from High Street.