

Sadaji Kikuchi

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Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

By email: peter.mcmanus@planning.nsw.gov.au

Dear Sir,

**Re: Letter of Strong objection to Staged Concept Proposal SSD6454- by SCECGS
Redlands 272 Military Road, Cremorne**

I am the owner of unit 4/ 19 Waters Road Neutral Bay and have reviewed the plans and documents of the Staged Concept Proposal SSD6454 planned by SCECGS. It is a surprise development that ignores our residential rights to sunlights, non-noises and pollutions and privacy. It is sure that the surrounding environment and our daily lives will be taken a turn for the worst. SCECGS did not explain the Proposal in detail (just say we will construct/develop the buildings, driveway, etc without disturbance) at the meeting which was held about 6 months ago. Now I find that my land, property and daily life will have negative impacts by the Proposal, and I worry over our (the residents of 6 units) mental and physical health.

These are my concerns why I strongly object to the Proposal, including:

- **Access driveway along our boundary**

A driveway will build along the boundary of the land and property (having 6 units). During construction by the Proposal, this will be used by buses, vehicles and truck entering the site. During school operation, it will be used by school buses, visitors and garbage trucks early every weekday morning. On weekend, school buses and vehicles will use it in association with weekend activities.

It will be causing nuisance in the residents of the property 7 days a week that the blaring horns, noises and smells (auto emissions) of those vehicles will be a major disturbance for the residents.

I won't be able to open the doors/windows and live in nuisance 365 days and forever. The driveway also might be come up without scant regard for drive safety and disaster management norms.

Why does SCECGS need to build the driveway along our boundary? MY property is the residential house, not in commercial and industrial areas.

Therefore, the school must change the proposal of driveway to somewhere (e.g. the site of Military Road or Gerard Street) on the premises.

- **Overshadowing**

One component of the documentation and plans is a series of "shadow diagrams".

These show the shadows cast by the school's building at key times of the year (the 2 solstices and 2 equinoxes). They show the shadows cast by the existing buildings, and also the shadows cast by the proposed buildings.

The diagrams show that there will be a significant amount of extra shadow cast by the proposed buildings along our common boundary. As the result, none of the residents and units will receive sunlight all seasons, especially winter. I am afraid the proposed new builds will threaten our right to sunlight.

- **Privacy**

The proposed new building just next to us will have a direct view into our houses/units. A large numbers of students in the existing boundary buildings can see the insides of the units Monday to Friday, so I have to close the windows/doors by curtains during the days. The proposed new buildings will give them a chance to play weekend activities such as swimming, so I won't be able to open the curtains 7days in a week.

- **Noise and Pollution**

The proposed new building next to us will have a roof-top pool. During school operation, that pool will be used for training-starting at 6 am or earlier and swimming events during the weekends. As mentioned, the driveway will also be used during weekends.

Noise from a large numbers of students has created a nuisance. I have bared the noise Monday to Friday in school days. But I won't stand the noise Monday to Sunday, 7 days in a week. Noise from a large number of vehicles will also create more nuisances.

It is strange why the Proposal intends to install a garbage room along our boundary? My only private open space, lounge room and bedroom all face onto the proposed access handle, so other residents and I will be subjected to the noise and smell of tons of garbage and regular garbage truck movements. The locations of the access handle and garbage room are completely inappropriate, and push the unacceptable impacts of noise, smell, traffic and garbage trucks onto the neighbouring residences, rather than containing these impacts internally within the development.

At the end, I repeat that I strongly object to the Staged Concept Proposal SSD6454 for the above reasons. The Proposal will have the negative impacts on the surrounding environment and daily life of the residents with the severe problems.

The proposal wholly fails to take into consideration the adjoining land uses, urban design and amenity of neighbouring properties.

The proposal ought to be refused on the basis that the impacts of the Stage 4 component of the proposal on my land and property in relation to solar access, privacy/overlooking are severe and unacceptable.

The ill thought out placement of the internal road and garbage room will be both significant and unacceptable for me and other residents of 19 Waters Road.

The application should be refused outright, or the applicants should be required to undertake a further urban design exercise in relation to the Humphrey building, the internal road and garbage room in order to propose a solution which would not have such severe impacts on adjoining properties.

Yours sincerely

Sadaji Kikuchi