


Neutral Bay NSW 2089

4th August 2015

Department of Planning and Environment

23-33 Bridge Street


Sydney NSW 2000

E: peter.mcmanus@planning.nsw.gov.au

Dear Sir,

**Letter of objection to Staged Concept Proposal SSD 6454 – SCEGGS Redlands 272 Military Road,
Cremorne (Proposal)  Neutral Bay (Property)**

I have reviewed the plans and documents lodged in respect of the Proposal, and have considered the impact that the Proposal will have on the Property where I reside. Following my review of the Proposal, I have significant concerns and therefore strong objections to the Proposal and these include:

1. The applicant has proposed the demolition of several school buildings which are situated along the boundary with the townhouses located at  Waters Road Neutral Bay. The applicant proposes that following the demolition and removal of these school buildings, they will then construct a 6 metre wide road within the school boundary that will pass from west to east between Waters Road and Military Road. The applicant proposes that this new road will be for the access to new parking, parking for the school mini-buses and larger buses and access for garbage removal trucks to remove school rubbish from the proposed new rubbish collection area which will also be situated along this new internal roadway.
 - (a) I object to the above roadway being constructed and also object to the proposed usages. The road will run along the boundary with the rear of the property where I reside (Unit 5), subjecting me to increased noise from the vehicles, fumes from the vehicles, smell from the proposed garbage collection area and from the collecting garbage trucks (which are proposed by the applicant to collect the school's various rubbish upto 9 times per week).
 - (b) I believe that I will also experience a reduction to my personal privacy, as the proposed road will be situated next to the fence where my property has an external courtyard. I believe that the height of the buses using the proposed road will be such that anyone using the buses will be able to see directly into my courtyard and parts of my townhouse.

(c) I enjoy (at present) a good level of peace and quiet when I am home, and with the proposed construction work of Stage 1, the development of the new internal access road, the travelling noise and vibration of heavy vehicles and the vehicular fumes and smell of garbage, I believe that this enjoyment and developed quiet lifestyle that I enjoy will be severely eroded. I am therefore concerned about my health as a result of the Proposal, whether it be my physical or mental health.

2. The applicant has proposed the construction of a new building to be known as the Humphrey Building which is proposed to be four storeys high. This building (according to the plans) will be large enough to sit parallel with all of the 6 townhouses at [REDACTED] Waters Road Neutral Road. The building plans show that the proposed internal road (referred to in point 1) will be narrower along the section shared with the Humphrey Building and then widen once past the building. The Humphrey Building contains some undercover parking areas, entrance and reception area adjacent to the boundary with [REDACTED] Waters Road. This close proximity will mean that I will be subjected to increased car noise while cars are parking and reversing, increased noise from people accessing the Humphrey Building and with the proposed building being four storeys and built close to my property boundary, students, teachers and other will have direct viewing access into my lounge room, bedroom and external courtyard. Whilst I do not work from home, there are times when I can be working from home during the week. I will find my privacy being affected on weekends, due to the same viewing access from the proposed building with the school proposing weekend activities.

I also object to the proposed Humphrey Building being referred to a building of four storeys high. Whilst the proposed building has four internal floor levels, there is a proposed roof top level which will contain an open roof swimming pool. The pool has proposed to have training meets as early as 6am and sometimes earlier during weekdays and proposed swimming carnivals at other times. As a person who works extremely long hours, I should not be subjected to the sounds of training whistles, team cheering and other objectionable noises in the early hours of the morning.

The proposed Humphrey Building based on information contained in the building plans, appears to be a building both large in bulk and height. In actual fact it would appear that the overall proposed height of this building is in excess and in contravention of allowable building height codes. The building will tower over mine and the other five townhouses, both dramatically and severely reducing our solar access to extremely depleted levels if allowed to go ahead. Our townhouses already receive very minimal solar during the winter months with existing school buildings next door and shadowing. The proposed Humphrey Building will in effect completely remove the solar access to my living room and my courtyard (this is shown in the Proposal's own plans) during the winter months and whilst not as potentially as bad during summer, I will still experience greatly reduced solar access to my only two living spaces.

Reduction in solar access will have two main effects, one will be the development of damp and mould to my property as without sufficient sunlight my property will be significantly colder inside and more difficult to keep warm during winter. Who is going to pay for my increased electricity and gas bills? I will need to keep internal lights switched on for longer periods and will also need to operate my heating more under the impact of this Proposal.

Reduced solar access is also a proven cause of out of balance and low serotonin levels within the brain. These levels can lead to depression (a known and serious mental health condition). I chose the townhouse where I live due to the fantastic light and solar that it experiences. The Proposal will be against everything that I chose the apartment for, and I am concerned that the effects of the Proposal will have on my mental health as a diagnosed person prone to depression.

3. Finally, I am highly concerned that the Proposal will have a detrimental effect on the eco-balance of the immediate area. Whilst the immediate surrounding area of Neutral Bay/Cremorne is highly developed commercial retail and residential, we do (fortunately) enjoy a close link with nature and the natural fauna of the area. The large trees that are proposed for removal under the Proposal will not be replaced with similarly large trees and these trees are the home of many native species.

We are fortunate in many regards, the trees and the surrounding area are home to many species of native bird life including Kookaburra, Currawongs, Lorikeets and even Owls. It is also not uncommon to see native marsupial bush rats at night (which up until recent years were thought to be extinct in the Lower North Shore area of Sydney and are now considered endangered).

I thank you for taking the time to review my objections to the Proposal. The impact and detriment that this Proposal will have on the nearby residents, myself and fauna of the area is significant and should not be taken lightly. If the Proposal does proceed, I certainly do not look forward to increase smell from the nearby garbage area and constant flow of garbage trucks nine times a week. I do not look forward to the levels of vehicular pollution which will occur from the internal road access, the increased noise levels from the school activities based around the swimming pool and the loss of solar access to my own personal space and townhouse.

Finally, has an evaluation been conducted as to what effect this development will have on surrounding property values, especially to the value of the townhouses at [REDACTED] Waters Road which will end up in semi –darkness during the parts of the day over winter as a result of the Proposed towering bulky Humphrey Building? It is my belief that this development will have a negative impact on our properties and the impact will flow through the property values.

Please contact me on [REDACTED] if you would like to discuss.

Yours sincerely

A black rectangular box redacting the signature of the sender.

cc. General Manager, North Sydney Council

How have the concept plans changed since last year?

Feedback from previous consultation was included in a review of the original master plan drawings. Key points include:

- » Work on the New Learning Hub will include a basement car park of around 46 spaces.
- » The driveway entry to the New Learning Hub basement car park has been relocated from Winnie Street to Gerard Street to aid traffic management and improve on-street amenity.
- » Setback to existing residences on Monford Place for the Sports and Multi-Purpose Centre along Military Road has been increased, responding to requests for greater privacy from nearby residents.
- » Internal area of the Sports and Multi-Purpose Centre has been redistributed along the Military Road boundary to allow setback to the Monford Place flats and create a more unified facade for the School.
- » Urban form of the New Learning Hub and Library towards the proposed open space to the north (southern side of Gerard Street) has been improved and integrated with the School's existing buildings to create a more cohesive space.
- » Humphery Learning Hub and the internal vehicular link between Waters Rd and Military Rd along the western boundary remain largely unchanged.
- » The new facilities building is now three storeys high.

* NARROW ROAD SECTION ADJOINING 19 WATERS ROAD

