



29 January 2018

Dear Sir/Madam

**Re: Development Application SSD 8373 – Alexandria Park Community School Redevelopment, Park Road, Alexandria 2015**

I am writing to voice my concerns over some elements of the proposed redevelopment of Alexandria Park Community School, Park Road, Alexandria.

As one of 15 owners of properties to the south of the site, I would like to express my concerns about the general lack of consideration given to the residence on the southern boundary, including the following -

- The position of the development so close to boundaries with residential areas when other options are available for increased boundary set back.
- The proposed development is in excess of legislated zoning height limits and poses a detrimental impact on:
  - Boundary set backs
  - Height
  - Solar access
  - Visual massing
  - Noise
  - Building height plane/envelopes

**Boundary set backs**

By creating a green zone along the Buckland Street boundary, the proposed new school buildings are 'arranged along the western & southern boundaries of the site. There are no documented envelope controls. To residents living along the south & west boundaries, this feels like an overdevelopment & saturation of the southern end of the site when there is so much land available to the north, where local residents would not be so severely affected. The excessive site coverage to the southern end of the site would dominate the private spaces and adversely impact our lifestyle. We request the southern boundary setback be increased and the buildings be distributed more equitably over the site.

**Building height plane/envelopes**

The proposed buildings are in excess of the L.E.P. zoning height controls. I feel that the impact on the residential building 141-143 McEvoy Street (southern end) has not properly been considered as to the affects as far as shading, light and privacy. The diagrams show that the proposed southern building of the school has 3 storeys but with a 'rooftop

playground' which itself has a roof, this actually makes it 4 storeys. ***The living areas of my property and the 5 adjacent units actually sit approx 2.4m below the ground level of the school increasing the impact of the height of the new school in relation to my property. I seek the removal of the 'rooftop playground' due to the impact on privacy.***

## **Loss of solar access/overshadowing**

The 15 units in 141-143 McEvoy Street on the southern boundary all have living areas & outdoor areas facing north and the impact on of the overshadowing has not been properly assessed. The documents currently notes the buildings along the south perimeter as commercial which is not correct. There are **no shadow elevational diagrams** at all on Drawing No. AR.DA.5002 P1 for 141-143 McEvoy Street which is a residential property & therefore as my understanding is, is required to be taken into consideration.

The shadow plans show that the southern properties will have all sunlight removed at ground level. Has the lowered level of my property and the 5 adjacent properties been taken into consideration in the assessment?

## **Boundary set backs**

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## **Visual massing**

The Environmental Impact Statement states the "impact will be minor" which I disagree with, the proposed buildings along the southern boundary are excessive in density & in height, the roof top playground alone is over 2000sqm in area alone. We seek the removal of the roof top play area to reduce the height and mass of the facade.

## **Noise**

Noise generation poses a significant loss of amenity to the southern and western residents. For that reason, we request the removal of the ground level 'canopy class room' on the southern corner and the removal of the rooftop playground on the southern hub.

I would like assurance that no activities will take place on the rooftop beyond school hours of 9am-3.30pm.

## **General**

I would also like to see evidence that 141-143 McEvoy Street property is correctly recorded & considered in the planning as a **residential property**.

As a residents and member of the public, we thank the council for considering our legitimate concerns with regards to these planning issues and trust that design amendments will be implemented that support not only State Government infrastructure, the school children & staff but also the amenity of the local rate paying residents.

Yours sincerely,

