

## **Objection to Proposed Development**

Budawang School for Specific Purposes

SSD-8845345

17 Croobyar Rd Milton

We live opposite the site proposed for the new Budawang School for Specific Purposes.

While we welcome the use of this site by BSSP we have several objections to the proposed development including the over development of the site, the bulk and siting of buildings, the removal of existing trees from the site and the installation of lit signage facing Croobyar Rd.

### **1. Over development of the site**

The site purchased by the DoE from Shoalhaven Anglican College covers many hectares – the proposed BSSP is a very intensive use of a very small proportion of this site. When buildings, roads, paths, COLA and carpark are added together, I estimate that close to 60% of the site will be hard surface. This percentage of hard surface:

- prevents stormwater infiltration and adds to scouring runoff along creeklines.
- adds significantly to urban heatload, which exacerbates overall higher temperatures associated with climate change
- prevents the inclusion of sufficient landscaped areas to give shading tree canopy and visual amenity

### **2. Bulk and siting of buildings**

The overdevelopment of this site means that the proposed Hydrotherapy Pool building is sited only 3m from the Croobyar Rd (northern) boundary, with its roofline only 2m from the boundary. All residential development on Croobyar Rd must comply with a minimum 6m setback. Given the bulk and scale of this building presenting to Croobyar Rd, this building setback must be increased to at least 6m.

The bulk and siting of the proposed hydrotherapy pool will also have unacceptable visual impact on the nearby 'Heritage Bakery', a 150 year-old stone building that is the oldest continually occupied commercial building in the Shoalhaven. The impact on the Bakery is said to be mitigated by the 'retention' of trees between the pool and the Bakery. But these trees are on the Heritage Bakery's land, not DoE land. This means the proposed plan requires the Heritage Bakery owners to provide their own mitigation of the impact of the bulk and scale of the hydrotherapy pool building, when the BSSP design should include its own planting and screening to do that.

### **3. Removal of trees**

This proposal requires the removal of 53 trees from the site, many of which are mature or semi-mature healthy specimens of native trees. These trees are variously described in the EIS and supporting documents as a "few trees" or that there is a need for "minor tree removal". These statements, and the trees' proposed removal completely ignore the visual amenity these existing trees create for Milton residents and the length of time that it would take for immature newly-planted trees to grow to replace them. The average age of a

Milton resident means most won't live long enough to see these new trees visually replace the old. This is not intergenerational equity.

There are two groups of trees along the site's Croobyar Rd frontage that must be retained by a redesign of the BSSP carpark, either by removing some carpark spaces (the EIS notes that the designed carpark is very large – in fact, large enough to cater for a doubling of the school's current enrolments) or by increasing the overall site size to allow the carpark to be pushed back from this area of the front boundary. The proposed tree removal takes away 17 mature trees from the Croobyar Rd northern boundary area and replaces them with only 7 small trees (see Item 4 below), with one retained tree. This is a significant and unacceptable reduction in tree presentation and visual amenity for Milton, and particularly Croobyar Rd, residents.

#### **4. Selection of new trees**

The EIS is largely silent on species selection for new tree planting, particularly in the carpark area where the mature brushboxes are to be removed. But there is one mention of "blueberry ash, water gum and dwarf bloodwoods" being planted to "reduce the summer heat" generated by the carpark. These are very small trees compared to the existing brushboxes and they will not grow to a size capable of providing shade in this carpark, except in winter. The artist's impression of the site with its mature plantings is a disingenuous representation of the height and spread of these small trees.

#### **5. Construction phase parking and traffic movement**

The construction phase traffic proposals do not say where construction workers will park their cars during the 12-18 months of the BSSP construction. If this is not going to be on the building site itself, DoE land will need to be made available for off-street parking for workers. There are many times when the street is already parked out due to the high number of tourists and particularly caravanners who visit the Heritage Bakery. As someone living opposite the BSSP site, I want to be able to have visitors park near my home during construction hours.

#### **6. Lit school signage facing Croobyar Rd**

The BSSP documents mention a large lit school sign outside the proposed hydrotherapy pool that will face Croobyar Rd. If this large illuminated sign is to be installed, it must be turned off at night to reduce unacceptable night-time visual and light pollution in Croobyar Rd.

#### **Other comments:**

1. Section 7.2.5 of the EIS addresses the problem of wind at this site by stating that the site is "not known to suffer from any acute or unusual wind impact". The writer of this section of the EIS has clearly not spent any time in Milton. The previous State Government fabric signage on the site fence was replaced because Milton's notorious August-October westerly winds ripped it apart over just a few months.

2. Increasing volume and traffic speed along Croobyar Rd and also traffic on the Princes Highway mean that many residents and caravans leaving the Heritage Bakery now use the road opening of the current site as a turnaround. How will this be addressed?

3. Earlier community consultation regarding this site was flawed as it included many questions that non-BSSP people were not able to answer. Questions about the usefulness of various methods of instruction are irrelevant and confusing to non-school community members so many local residents did not complete the survey.