

PCYC Operating hours – 6am – 10pm - Monday through Sunday. An increase in noise/traffic and parking needs/people/events etc. This will affect livelihood, the peacefulness of the current environment and things we enjoy about living where we do, and ultimately property values.

- The unallocated carparking out the front of Main Sail (17-19 Owen St) which is used by Main Sail residents and visitors should not be used during construction or by construction vehicles. It is currently difficult for Mainsail residents to get a park outside their residence.
- The Visual Impact Assessment has not taken into consideration the visual impact on the Main Sail Apartment Complex (17-19 Owen St). It has focussed the assessment on the La Mer unit block (11 Owen St directly opposite the proposed PCYC location) and Oxley Cove Apartments. Main Sail's current visual amenity and views are likely to be impacted by the proposed development especially from the CAPA and PCYC buildings.
- The indicative streetscape image from Gordon St (Figure 24 in the EIS) does not provide a true representation of how the development will look once completed at this location, somewhat misleading. There is no planting proposed on the vacant block at 13-15 Owen St as part of this development nor is there any currently, but trees are shown which partially blocks/dilutes the views from this location towards the development, acknowledging this is an indicative plan. This block of land is shortly to be developed with a 5 story development. This has not been discussed or addressed in the proposal.



Figure 24 Indicative Owen Street streetscape from Gordon Street (Source: fjmt)

- Assumptions used in the noise assessment on PCYC activities particularly the use of the Multipurpose rooms during a dance/disco event meet the required criteria if windows and doors are closed. What are the expected levels if this assumption is not used? Given the prevailing wind direction and a number of balconies along 17-19 Owen St, it is unlikely that this will occur particularly in summer. We support that consideration is given during detailed design as to the building fabric/ventilation openings in order to meet the required

noise criteria or is some form of treatment warranted for those potentially affected residences?

- The traffic assessment does not appear to directly address construction related impacts on traffic during the CAPA construction. As stated above it is already difficult for local residents to get a park in their street.
- The proposed traffic routes during construction of the PCYC whereby trucks turn right off William St into Owen St, what consideration has been given to the impacts this will have on an already busy intersection and the likely disruptions/effects this may cause along William St? There have been numerous motor vehicle accidents at this intersection.
- Several additional carparks are being allocated along Gordon St, between Owen and Lord, to cater for the effects of the development. This may impact on any future proposed development on the vacant block of land on the corner of Owen and Gordon Streets. Has this been considered. This is flagged for development to progress in 2022.
- Concerns are raised in regard to Lighting / Security impacts from CAPA building. I note multiple bollard type lights on CAPA plans. How will this impact residents of Mainsail?
- Prevailing tunnelling wind from between the CAPA building and the school hall is likely to further funnel through to Mainsail. Particularly the area in between apartments. This will further exacerbate both wind and noise concerns, which will emanate from the CAPA building which will be undertaking creative and performing art activities.
- Consideration of not having a straight brick facade given we have a green outlook at present. What options are there to improve this and ameliorate the unattractiveness?
- We are aware that a Visual Impact Assessment is being undertaken on three (3) of the residences at Mainsail (all located on the top level), the outcomes of this assessment and report itself are not able to be considered as part of this application given it is has not been completed at the time of this submission preparation. Therefore the visual impact of the development on Mainsail has not been considered and cannot be considered, even though this development will have major impacts on Mainsail and the existing serenity that exists. Comments/concerns/issues raised during the assessments undertaken as the application currently stands have not been taken into consideration, nor have they adequately considered the impacts on all residences who will look directly over the CAPA building and are likely to be affected at Mainsail by the proposal. Only units on the top level have been included in this.
- Why can't construction be undertaken between 8-1pm on Saturdays which is a condition imposed on many other developments across the state.

CAPA and PCYC buildings are positioned in the wrong places and should be at the back of the development with entry from Pacific Drive. Therefore...

1. Access would not disrupt any residents with car noise and people chatter.
2. The noise from the buildings would be directly funnelled onto the Oxley Oval and lighting would not affect anyone.
3. The general streetscape of Owen Street could then hold the current integrity, with potentially school entrance way and classrooms flanking this side.

## **OVERALL COMMENT**

The reports do not seem to have considered what impact the new structures, especially the CAPA building which will be directly opposite our building, will have on the outlook from the Mainsail building. This is demonstrated by the complete absence of any reference to Mainsail in any of the reports. There is consideration given to the impact on La Mer and the Oxley buildings. This is somewhat unbelievable given that the proposed CAPA building directly faces Mainsail.

## **PCYC BUILDING**

The report predominantly concentrates on the proposed PCYC building and this is, to some extent understandable, as it will have a significant visual impact on the outlook from the La Mer building. Additionally, the use of the PCYC will also have an ongoing impact on La Mer and the surrounding residential buildings as there will inevitably be a constant flow of traffic and noise, in view of the anticipated use and the demographics of who will use the PCYC facilities. Those facilities are primarily directed toward the youth who may not be sensitive to their surroundings as they enter and leave the facility. The disturbance factor is even more relevant given that the PCYC facility is planned to be open from 6am to 10pm seven days a week. These planned operating hours is extreme and does not take into consideration the residences in the surrounding residential buildings and the demographics of who reside in these buildings. On the whole, it is estimated that the age group of many residents would be middle-aged to elderly and would not have late nights. The noise from people talking as they leave the PCYC building and the many vehicle engines being turned on at 10pm each night will adversely impact on their lifestyle and comfort.

Even though the PCYC is directly opposite La Mer, this does not mean that Mainsail will not be exposed to the disturbances from the early morning or night time movements of people entering or leaving the PCYC building. Car parking spaces are being planned for Gordon Street along both sides of the road between La Mer and the vacant block on the corner of Gordon and Owen Streets. The sound of vehicles, especially if any are motor bikes, will directly impact on Mainsail and especially those who own units with windows facing the Gordon Street.

Besides any noise created by those entering and leaving the PCYC building, there is the very real possibility that internal noise from the activities within the PCYC building will also have a negative impact on La Mer and the Mainsail buildings. It is not sufficient to say that The PCYC building is sufficiently distanced from the Mainsail building, as anyone who lives in the Mainsail building would testify that any noise in Owen Street carries a long distance up Owen Street, particularly at night. This is, to some extent, due to the fact that the school is closed at night and there is vacant land within the school grounds adjacent to the bowling club. As such, there is every chance that activities at night within and around the PCYC will disturb the sleep of a number of residents within Mainsail.

The noise research report conducted by JHA Services (see document 20) estimates in Chapter 5.2 Table 16 (page 23) that the decibel level emanating from the PCY building during sports games would be 84dB(A) and this would be reduced to 44 dB(A) at the La Mer building in the evening due to distance to La Mer and "building fabric sound reduction". Similarly, during dance and disco activities the noise level is estimated to be 94 dB(A) (see table 17 on page 24) but somehow the noise is again reduced to 44dB(A). There is inconsistency in the noise reduction based on the distance from La Mer. The noise for sport is claimed to be reduced by 31 dB(A), yet despite the fact that the distance to La Mer is the same, the noise reduction for music and disco is reduced by 39 dB(A). This discrepancy does not appear to be explained.

The conclusion of the report is that the estimated noise levels at night are acceptable **“if the windows are closed.”** There is no guarantee that windows will be closed and in summer months and there is a real possibility that windows may be opened and consequently the noise levels will be far greater than estimated by the report. Additionally, the report states that acoustic design of all external glazing and building fabric will need to be considered. To mitigate noise levels, acoustic design of external windows and building should be **mandatory**, if this project proceeds.

### **PCYC Conclusion**

The bulk and scale of the proposed PCYC is excessive and an over development of the area on which it is proposed to be built.

Consideration should be given to relocating the building to the back of the playing field so that access to the PCYC is from the Oxley Oval car park. This would greatly diminish the noise and additional traffic concerns of residents in Owen. This option also has the benefit that there are no residences on Pacific Drive directly opposite the playing field. If the PCYC was relocated, this would leave the ground at Owen Street for the sporting activities of the school.

Furthermore, the reports fail to adequately consider **all** the potential on-going noise disturbance to residents, particularly at night, from those entering and exiting the premises and also fails to make it compulsory that stricter noise reduction materials be used in the construction.

Finally, it is proposed that the PCYC is intended to be operational from 6am to 10pm seven days a week. It is strongly recommended that, if the PCYC building is not relocated as suggested, the operational hours be reduced to between 8am and 8pm and that there is no activity on Sunday evenings beyond 6pm.

### **CAPA BUILDING**

All of the above comments relating to noise issues equally apply to the CAPA building whenever there is use of the CAPA building at night. The report specifies that CAPA building is planned to be utilised outside general school hours.

A group of trees currently exist in front of the building where the CAPA building is proposed. These trees have provided the residents of Mainsail with a natural and visually aesthetic aspect for many years. The removal of the trees will have a devastating impact on that visual aspect for residents of Mainsail.

Furthermore, the removal of these trees and other flora will severely disrupt the natural habitat of the several hundred of birds that roost/nest in these trees each night.

Given that the purpose of the proposed building is “creative and artistic art”, it is inevitable that the sounds will emanate from the building during performances and students practicing. The maturity and size of the existing trees would assist in mitigating any sounds from the CAPA building, as they would form an acoustic barrier to any activity occurring in the building, especially at night.

While there is provision in the reports for the replacement of trees, the planned position of the CAPA building within the school ground, does not appear to allow space for trees to be replanted directly in front of the building. As such, the natural and aesthetic outlook that the residents of



Mainsail have enjoyed for many years, will be lost forever. Even if new trees were able to be planted in the same location, it will take many years before they will provide the same visual impact.

### **Conclusion CAPA**

The existing reports fail to take into consideration the overall impact that the proposed structures, but particularly the CAPA building, will have on the Mainsail residents. There is a real likelihood that the lifestyle and comfort of those residents will be severely affected by the increased traffic and noise that will occur from use of the CAPA building whenever there are performances and other activities that occur at night. Additionally, no consideration appears to have been given to the visual impact that the CAPA building will have on the residents of Mainsail. Serious consideration should be given to keeping the existing trees directly facing the Mainsail building or medium to large mature trees be planted in front of the CAPA building to maintain the visual outlook and provide an acoustic barrier as well as protect and preserve the natural habitat of the hundreds of birds that roost/nest in those trees.

Currently the well established trees along to eastern side of Owen St provide a very beautiful view from both inside and on the balconies of Mainsail units. A bush like view currently exists and extends out into the distance above Building B. Extensive numbers of birds such as lorikeets, magpies, cockatoos and galahs amongst others nest and roost in the trees which further adds to the surrounding beauty. These very well established trees also serve to act as a natural screening element to the school buildings behind. Multiple trees are to be removed with the construction of the CAPA building at Hastings Secondary College. This building is to be at least 2 metres higher than the existing Building B behind these trees. The CAPA building directly across the road is to be set back only 2.8 metres from the curb. Outlook from living areas and balconies of Mainsail apartments will be drastically impacted with current view of the multiple trees to be replaced by an unattractive 2 story brick building which is far too close to the curb especially given its height. The size of buildings and type being more in keeping with an industrial or high density CBD not a peaceful prime holiday location near beachside / oval setting . If the CAPA building goes ahead as currently planned it will result in destruction of mature trees giving street setting and surrounding views. This is in direct contradiction to The Education SEPP Design Quality Principles and Design Considerations as outlined in the Design Guide for Better Schools [GANSW]

**Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites**

Current plans for CAPA building will destroy amenity, the streetscape and have far reaching negative impacts on the neighbourhood. Views will be negatively impacted.

The privacy of residents will no longer be assured or secure. The display window and the CAPA building itself may produce glare and further impact privacy. The sighting of the CAPA building directly across the road being far too close to Kerb, of note is a bit closer than PCYC but much closer than the hall which is more like high density urban .

Before and after photos from Mainsail 17-19 Owen St demonstrate the devastating impact the CAPA building has on outlook from the balcony.

Photo 1. Current view from Mainsail top floor balcony Owen St



2. CAPA building. Will be 2 metres taller than Building B in the centre of photo 1 and 2.8 metres from curb



CAPA From Owen St

CAPA building is flagged to be used outside school hours for creative and performance art activity . It will also have natural ventilation and ample light. Noise from the CAPA building will impact the relaxation and enjoyment of Mainsail residents. Sitting on the balcony currently proves a peaceful and relaxing pastime, activity such as creative performances at the CAPA building will drastically impact this. An outdoor amphitheatre and terrace area is noted on CAPA planning documents. This will further disturb residents at Mainsail directly across the road. Property values will also be impacted. Some residents in Mainsail are shift workers and afterhours activity will affect their rest and relaxation time which will have workplace health and safety ramifications. After many years of enjoying the quietness of Owen St this is not acceptable. How is view loss, privacy etc being considered? How much better would it be for students, staff, the general community and residents of Owen St to have the CAPA building relocated to another area such as the Eastern side of the school? Ample parking, wide spaces and no residents to disturb? It would not be cramped into the tiny parcel of land in Owen St and would not be a huge eyesore as it will be in Owen St. There would be much more freedom to perform creative and performance art without having to worry about disturbing to the surrounding neighbourhood. A greater number of after school activities could also be undertaken which could be income producing for the school.

Parking currently on Owen St is inadequate with local residents often struggling to get a park outside their own residence. The above photo demonstrates this. Traffic noise and parking struggles will worsen with daytime and afterhours use of CAPA building and PCYC in Owen St whereby members of the public will be attending events. Noisy chatter by groups of people coming and going from the venues will impact mainsail residents. There are many long term residents at Mainsail who are elderly. They will be very distressed and their peaceful existence will be dreadfully disturbed if the CAPA building and the PCYC building go ahead as planned.

Why can't the CAPA building be located to a more suitable location away from local residents? Alternately the numerous trees lining Owen St should be retained and the CAPA

building downsized and moved back toward Pacific Drive. If these trees were retained, it would make for a much more pleasant street scape and not devastatingly impact birds nesting and roosting and residents of Mainsail who have not even been included in The Visual Impact Assessment. It would also save the project budget as removal of the trees would not be undertaken. The community will not look favourably on the loss of the beautiful street scape in Owen St.

Where has respect been given to the residents who live in Owen St? Many of the residents in Owen St are elderly members of the community who have made great contributions to the local community over many years. This has included caring for the local environment and being active volunteers such as caring for the elderly. I am appalled to read that the social impact study was conducted from afar by a QLD based company. They openly acknowledge that no local community engagement occurred. They have relied on outdated and inappropriate information such as the 2016 census data, local media and social media such as facebook. They have concluded that no complaints were identified and have added that impact will be low and will wain over time as people adjust to the new buildings! I ask you how many of our local neighbourhood engage in these mediums? They have completely disregarded the local demographic which will be greatly impacted by the proposed builds and furthermore these people will not be the consumers of either the PCYC or the CAPA. At no stage has anyone approached all these vulnerable people who will be living directly across from these developments. Some residents have dementia and feel very secure in their current environment. Dementia sufferers are averse to noise and change in their environment. This can have drastic impacts on further cognitive decline. Construction noise and ongoing noise from the PCYC and CAPA if they go ahead as planned will drastically impact Owen St and surrounding neighbourhood.

At no point has anyone knocked on our door to inform us or discuss this proposal. No one has offered to walk into our apartment to assess the impact this will have. None has sat on our lovely balcony or in our living area and looked across to the ocean and over to the beautiful trees lining Owen St which screen our apartment from school buildings and the exact location directly across the road that the intrusive CAPA building is planned for. Our lived experience has been completely neglected and ignored.

Please note in the photo below, bunting has already been installed across the road from Mainsail in Owen St despite this project not having been approved. Photo also demonstrates parking congestion and part of the current view.





What about the impact on those with holiday let or rent property's who will be greatly impacted by the construction. Bookings will suffer during the 14 month construction period and also impact ongoing booking due to noise and loss of amenity and view. Will compensation be provided to cover this? What about the impact to local residents who are shift workers and work from home such as myself?

The EIS notes that extensive consultation has occurred with relevant stakeholder groups including the community. At the time the EIS was developed, no consultation in relation to the significant impacts, including the significant social amenity impacts of the proposed PCYC and CAPA development in the proposed location had occurred with residents at 17-19 Owen Street Port Macquarie.

The increased traffic and congestion in Owen Street, Port Macquarie that a PCYC and CAPA facility at the proposed site will result in. Owen Street is a very busy suburban residential street. We are concerned not only by the increased traffic in Owen Street should a PCYC facility and CAPA building be developed at the proposed site, but also have concerns in relation to the potential safety and noise issues associated with the increase in traffic in the street for residents, school students and the large numbers of community members and tourists currently using Owen Street to access Hastings Secondary College Port Macquarie Campus (Port Macquarie High School), Port Macquarie City Bowling Club, Port Macquarie Town Beach and Oxley Beach precincts, as well as the residences in this area.

Further to the point above, should the proposed PCYC facility and CAPA building be developed at the proposed site, there will be significantly increased parking congestion and parking capacity

constraint issues in the precinct. Parking in Owen Street, Port Macquarie in the residential precinct containing the Port Macquarie High School and Port Macquarie City Bowling Club is currently very often near or at capacity. Increased parking constraints and congestion in Owen Street will also exacerbate significant and concerning issues in relation to the safety of pedestrians and school students in this area.

The development of the PCYC building on the proposed site will result in Port Macquarie High School losing a significant portion of the school's northern field, which school children utilise for sports activities, as well as during breaks for recess and lunch outside during the day. The CAPA Building will wipe out a significant shaded and sheltered area which is used by students and staff before school and during break times. This area provides an open air outdoor relaxing environment where students frequently eat lunch, gather and engage in outdoor recreation activities.

Locating a PCYC facility next door to a licenced premise which also undertakes gambling activities (Port Macquarie City Bowling Club) may create a higher likelihood for poor social outcomes, given a core activity of the PCYC is to work with at-risk youth to break the cycle of disadvantage.

Locating a PCYC and CAPA facility at this residential, geographically constrained and busy location does not provide easy accessibility to the facility for the Greater Port Macquarie – Hastings community and the key focus groups the PCYC and CAPA is aiming to reach. As such this proposal does not align with providing the optimal social and economic return on government investment and the best prioritisation of resources, given the important priorities requiring funding by the New South Wales Government .

Please reconsider local residents ,the local environment and review and revise current plans for the PCYC and CAPA build. The impact this will have has been completely underestimated. I strongly compel you to revise and review plans and identify more suitable locations for both buildings. Residents from Le Mar in their group submission have identified multiple locations which are more suitable for the PCYC. The CAPA building should not go ahead in its current plan as it will have a devastating impact on the local community and in particular residents of Owen st, especially those at Mainsail. You simple cannot disregard the enormous number of concerns and the impact to the local flora, birdlife, amenity, views and social impacts this will have.