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our ref: gb:200188
your ref:

14 March 2022

Attention: Nima Salek
NSW Government
Department of Planning and Environment
Director Social and Infrastructure Assessments,
Planning and Assessment, Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Nima

**RE: BARON - MODIFICATION TO THE OPERATION HOURS OF THE CRANBROOK
SCHOOL – NOTICE OF EXHIBITION
PPTY: 5 VICTORIA ROAD, BELLEVUE HILL**

We act on behalf of Jackie Baron, who is the registered proprietor of the residence located at 9 Rose Bay Avenue, Bellevue Hill. Our client has considered the proposed modification of the operating hours of Cranbrook School and makes the following submissions:

- (a) Hordern Oval – Our client objects for the Oval being used from 7.00 a.m. and after 4.00 p.m. on Saturdays for the purpose of any sports involving other schools (or sports association). Our client has no objection if those interschool games, which attract a significant amount of traffic generation and noise, would only commence no earlier than 10.30 a.m. and finish no later than 4.00 p.m. on Saturdays. It is submitted that the local traffic generation not only on Rose Bay Avenue but also on Victoria Road and spectator noise would significantly adversely disturb the quiet enjoyment that our client would otherwise enjoy with her family early morning and late afternoon on the Sabbath. It would be unreasonable to impose that significant adverse condition which would affect our client's quiet enjoyment on a weekend at a time when she and her family would generally remain at home.
- (b) Centenary Building – It is unclear what that building is used for but its use should be limited to Monday to Friday solely, as it would otherwise attract traffic generation at all times including on weekends.
- (c) It is also unclear as to whether the car space in the new carpark would be available for all visitors, employees and licenced students who use the Centenary Building and Aquatic Centre after school hours. It is submitted that the school must be required as

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a condition of any approval to make those spaces available to both members of the public for the aquatic school and for users of the Centenary Building and that members, staff and students should be directed that at all times they must require those groups to use those parking facilities to ensure there is parking on the street to visitors at 1, 3, 5, 9 and 11 Rose Bay Avenue and 23 Victoria Road. Accordingly, if not somehow restricted notwithstanding that noise transmission may not be an issue, traffic generation along Rose Bay Avenue arising from the number of vehicles travelling along the street, would adversely impact street parking and our client's enjoyment of her residence.

We submit that conditions of any approval ought to restrict the hours of use as proposed and that there be an express requirement for persons to use the new car park at specific times as contemplated above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gil Baron', with a stylized flourish at the end.

Gil Baron
Principal
gil@baron.com.au