

All personal information to be withheld before publication.

Wednesday, 16<sup>th</sup> March 2022

Dear Ms Harragon,

Objection to Cranbrook School Redevelopment-Mod-4

I am writing to register my objection to the proposed modified operating hours of Cranbrook School (Application Number SSD-8812-Mod-4). I note that these are all proposed extensions to the existing operating hours. I am a neighbour of the school and I object to the proposed extended hours on the grounds that they will cause significant noise and disturbance in the early hours of the morning and until 9.30pm at night and they will intrude upon the privacy my property currently enjoys.

The application submitted by the school states that the proposed extended hours seek to “formalise existing uses on site.” This cannot be the case. I have lived near the school for many years and students have never routinely arrived on Rose Bay Avenue at 5am on a Sunday nor left at 9pm on weekends. As the Aquatic Centre, the carpark and the Centenary Building are all entirely new facilities on Rose Bay Avenue, these extended hours cannot be said to be formalising “existing uses” as there are no existing patterns of use for these sites. I therefore seek clarification as to what the proposed new uses of these sites are and why they were not anticipated when the application was initially approved.

I would also like to know why no community consultation has been sought on this issue, when the school has previously sought community engagement and enjoyed considerable support from residents. When the development was first proposed, no indication was given that extended hours would be requested. I met with the Headmaster, Mr Sampson, when the development plan was being drawn up, and I was pleased with the plan as it was outlined to me and pleased to support this positive development for the school. The school made a commitment to the community four years ago as to how this site would operate, and it was on the basis of that commitment that the development initially received such positive support from residents in the area. Now the school wishes to enact a significant change to their initially approved hours without consulting residents. It is my hope that the school will work with neighbours to find solutions to the problems I outline below.

**Traffic Noise and Volume of Traffic**

Rose Bay Avenue has historically been a peaceful and quiet street with very little through-traffic, excepting the brief windows of activity during school drop-off and pick-up. Woollahra Council even stages the garbage pick-ups in the morning so that the earliest (5.30am) pick-up is shared between multiple streets in the area. This is done because the council recognises that traffic before 6am wakes residents and that sharing the burden of traffic is the fairest way of spreading the noise pollution around the community.

Part of living near a school involves accepting that there will be increased traffic noise between 7.45 and 9am and between 2.30 and 4pm. But the benefit of living near a school is

that there is very little traffic noise outside these times. I object strongly to the proposed new hours as they will significantly extend the hours of traffic noise on Rose Bay Avenue.

The Acoustic Assessment report submitted by the school claims that there will be no increase in road traffic noise. This is clearly not the case. The school has built a 124-space carpark and an Aquatic Fitness Centre on Rose Bay Avenue; neither of these facilities previously existed on this site. The pool will be the site of a learn-to-swim program with up to 3,500 lessons per week in addition to normal school activities. It is clear that there *must* be increased traffic on our street. Appendix C projects traffic on Rose Bay Avenue of 100 cars within the hours of 4 and 6pm on weekdays due to activities at the Aquatic Centre alone. More cars necessarily means more traffic noise.

But the issue is not the quantity of traffic, but the time at which traffic noise is heard. Traffic noise at 8am is not nearly as objectionable as traffic noise starting at 5am. If access to the Aquatic Centre is permitted at 5am, residents of Rose Bay Avenue will be awakened before 5am by drop-offs to this site, the sound of cars parking and car doors slamming. This is unreasonably early and will disturb residents' rest and our quiet enjoyment of our homes. I ask the Department to refuse any modifications to the operating hours of the Aquatic Centre, the Hordern oval and the Centenary Building.

### **Constraints of the Accoustic Assessment Report**

I am concerned that the Acoustic Assessment Report submitted by the school is incorrect in places and limited in its scope. First, the report only considers the acoustic impact of the cheering of crowds at Saturday matches and the increase of traffic on Saturdays. The report does not acknowledge that the school has always used leaf blowers in the morning to clear leaves so that boys do not slip entering the school from Rose Bay Avenue. If the Hordern Oval hours are extended to begin at 7am and the school continues the practice of morning leaf blowing before the students arrive, neighbours will be woken at 6am by leaf blowing on the street. Secondly, the report asserts that as traffic noise levels on Saturdays are not expected to increase, there can be no issue. But it is not the traffic noise level itself that is objectionable, rather the time at which that noise is generated. Noise that we are used to experiencing later in the day for a shorter period will now be heard all day from 5am to 9.30pm. The report does not acknowledge that noise before 8am on weekends is considered a disturbance by the EPA. Thirdly, the report asserts that there will be no increase in traffic noise on Saturdays, without acknowledging that the addition of the carpark and Aquatic Fitness Centre on the street must necessarily mean an increase in traffic and indeed that this traffic is elsewhere predicted by the school (see Appendix C submitted by the school). Extra traffic over longer hours will mean more noise. Fourthly, the report only addresses noise on Saturdays, without considering noise pollution on other days of the week caused by these extended hours. Finally, the report does not assess the acoustic impact of the proposed out-of-hours deliveries to the Centenary Building. I ask that a new Acoustic Assessment Report is completed that takes into account all of these considerations and that any extension to operating hours is refused until the findings of a more complete Acoustic Assessment Report can be considered.

## Privacy

I object to the extended hours of use of the Centenary Building. My garden is overlooked by the classrooms, the terrace and the memorial lawn of the Centenary building. I am accustomed to boys using the lawn that was previously on the site and I have always accepted some loss of privacy as a result during school hours. Previously, boys used this area at morning recess and lunchtime on weekdays, but at no other times. I have always been accustomed to the peaceful and private enjoyment of my garden and outdoor eating area in the evenings and on weekends. If the Centenary building is now in use from 6am to 9.30pm seven days per week, my privacy will be significantly infringed and my ability to enjoy the amenities of my home will be severely compromised. I ask the Department to refuse any modification of hours to the use of the Centenary Building.

In conclusion, residents have the right to the peaceful enjoyment of their properties. This right is not diminished because we live near a school. It is unreasonable of the school to propose such a radical extension of their operating hours without discussing the need for these changes with residents, without considering the privacy of residents in their submission, and without considering the increase in road traffic noise in the early morning hours that these changes will prompt.

In the table below, I list the modified operating hours that would be acceptable to me as a neighbour of the school:

Use	Currently Approved Hours	Proposed Extended Hours by Cranbrook	Hours that would be acceptable to me
Sports Competition on Hordern Oval	Saturday: 8am – 3pm	<i>Summer Sports Season</i> Monday to Saturday: 7.00am to 6:30pm  <i>Winter Sports Season</i> Monday to Saturday: 7.00am to 6:00pm	Monday to Saturday: 8:00am – 6:00pm
Aquatic and Fitness Centre	Monday to Saturday: 6:00am to 9:00pm Sunday: 6:00am to 6:00pm	Monday to Sunday: 5:00am to 9:30pm	Monday to Saturday: 6:00am to 9:00pm Sunday: 6:00am to 6:00pm
Centenary Building (including Loading Bay)	Typical School Hours and for Special Events and Occasions	Monday to Sunday: 6:00am to 9:30pm	Monday to Friday: 7.30am – 6:00pm  Saturday for special events by consultation with neighbours prior

Thank you for considering my objection.