

16 October 2019

Alexi Jubian
Greenwich Road, Greenwich
Email: a.jubian@optusnet.com.au

Dear All

Subject: SSD - 10260 International Chinese School

I have taken the time to read the material produced for this SSD and write this letter to object firstly, to the processes is pursued since it does not appear to be correct or valid nor in line with due process (in fact the process appears to be in contravention of due process and should be undertaken again). Secondly, I object to the wisdom in the proposed SSD on such a site.

The process (for the DA and SSD) is not in line with due process and should be restarted to ensure that the residents have access to all available information not just limited information as is the case now (i.e. not all information has been provided to the residents). As well, residents should be presented with an opportunity to raise their concerns and to have these concerns heard in a manner which is fair and not controlled by the proponents who are more processes oriented and not objective enough to critique their own plans.

I could not believe that some of the diagrams for this SSD. This development will no longer be compatible with the area or the site. This SSD significantly alters the existing building on the site. Its impact cannot be taken as inconsequential. More stringent assessments on traffic, sewage, electricity, facilities, transition, setbacks and shadowing should be provided.

The SSD in effect is not state significant and does not warrant this classification. Most of us feel that our homes are worth preserving and the streets are worth saving from this SSD. As residents we fear that bringing in more people with unsupported and our community deserves a better outcome.

Due to the historical aspect there is no validation that would justify this type of development on such a historical site. There is no justification for this and attempting to add more in an area that needs less chaos.

It is surprising that the DA has been approved. This area does not need a school in of this type as it would not be heavily frequented.

To put this in perspective we need to consider the genesis of the motivation with of having a school in a historical setting which is very important site to the locals.

There are compelling reasons why this SSD is unacceptable and should be rejected:

- The traffic flow around Greenwich Road and feeding into River Road will be much worst while there will be an impact on the safety and wellbeing for residents.
- The traffic assessment reports lack real clarity and relies on a few questionable assumptions that needs to be re-assessed
- Traffic will be directed onto Berry Road from this in order to achieve a right hand turn when it is already congested and to turn into the Pacific Highway is not easy;
- Traffic generated by the development will produce unacceptable consequences on the Pacific Highway;
- It will increase traffic and congestion in the entire precinct
- The cumulative effect of numerous recent developments that are approved or in the process of being approved that will feed into River Road in the near future has been ignored in this assessment.
- Parking on weekdays to access this site is a challenge at best and there is a need to add more onsite as the streets will not cope. There is no capacity in this area for medical services required for this facility.
- There are several breaches with SEPP.
- The school is bulky with a much bigger foot print and as such becomes out of character with the surroundings.
- It will put an unsustainable strain on the infrastructure;
- The SSD will be adding new population that add to the usage of services and infrastructure and take it away from existing residents;
- The effect from the 3 councils LGA including Willoughby, North Sydney and Lane Cove Council has not been factored in;
- The size and scale of the SSD will be an overdevelopment on the site;
- No adequate setbacks, transitions and building heights consistent with current area;
- The school will be overwhelming and unacceptable due to size and scale to the surrounding area;
- There is a lack of expansive green parks that the school can use;
- It will exacerbate the existing parking problems for all with commuters;
- Walking and bicycling paths are not planned well and safety will be affected;
- Inconsistency with State Government plans for this area – due to IT, Medical and long term employment;
- Need to preserve the character of residential single dwellings; and
- Our aesthetic enjoyment of our neighbourhood.

We would expect any SSD to follow common sense guidelines that would look at density constraints consistent with the surrounding area and neighbourhood, with consideration for the historical significance of the site.

I hope that the Department of Planning will consider each morning how residents can cope with all the additional cars, more people, less amenities, more commuters, less parking, less open green space and more chaos.

I urge the Department of Planning to reject this DA. Please consider this SSD in line with the context as explained above.

Thank you for your consideration.

Yours faithfully

Alexi Jubian

Greenwich Road, Greenwich

Email: a.jubian@optusnet.com.au