

Hi everyone, my name is Joy Li, the owner of 59B Pymble Ave ,one of the neighbours lying to the south of the proposed development.

First of all, I'd like to thank the panel for giving me the opportunity to speak.

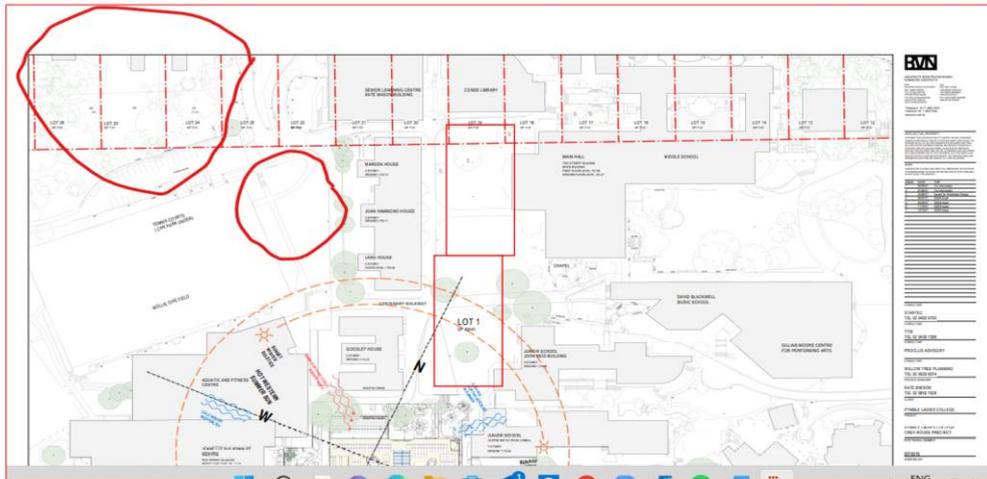
With regard to Grey house precinct, I have more than 10 objections which are detailed as follows:

### 1. Siting of the building

the DPE report states the siting of the building is not unreasonable as the PLC campus already includes substantial built up areas interceptually by ovals and carparks. Therefore there are few options for locating new buildings without impacting existing buildings and / or play areas.



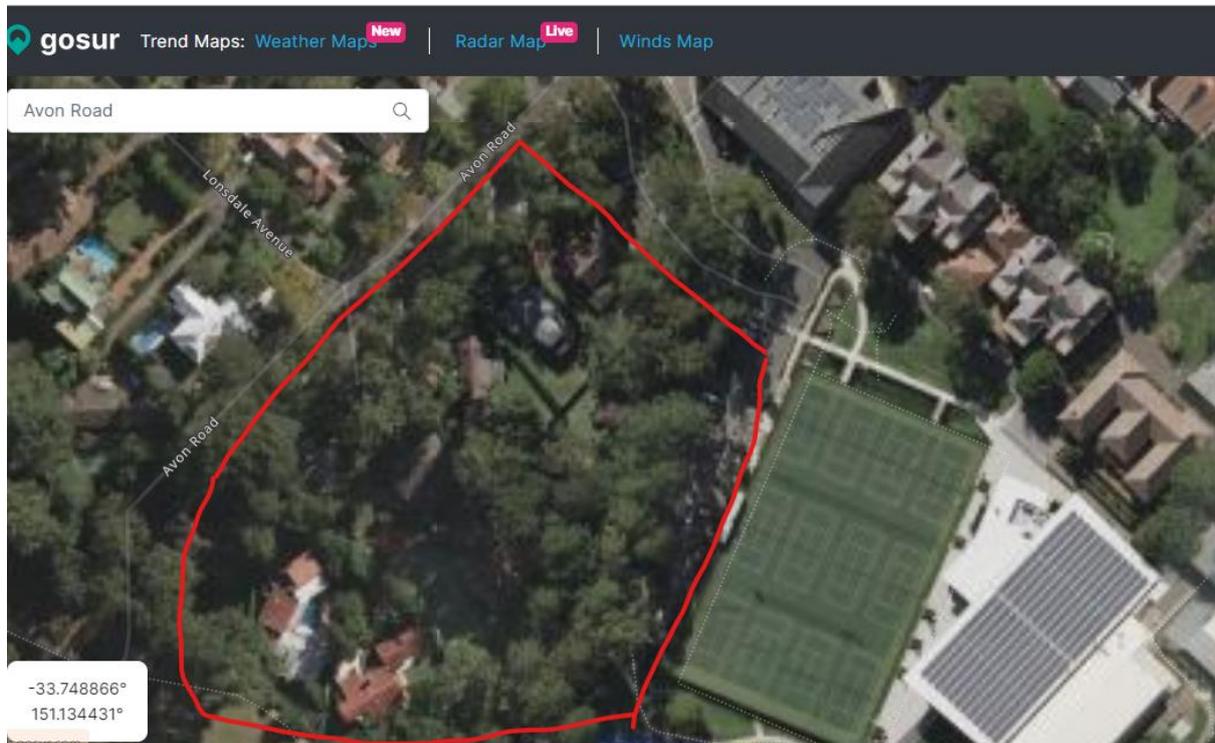
## Siting of the Building



[getContent \(nsw.gov.au\)](http://nsw.gov.au/getContent)

However, if you look at the school map you could actually identify lots of spaces including the ones I circled in these print screens. As you understand this precinct will include an ELC and 6 big dance studios which are clearly not part of the junior school and could easily create ongoing operational noises. These two functions do not need to be sited in the core education area at all. As PLC and DPE's reports state, the swimming pool and the centenary car park are integral to the ELC. So the natural question to ask is why couldn't the ELC be closer to these facilities?

I think the backyards of 64-66 Avon Road, the properties in Avon Close, and the open space car park next to centenary car park should be considered ideal for ELC.

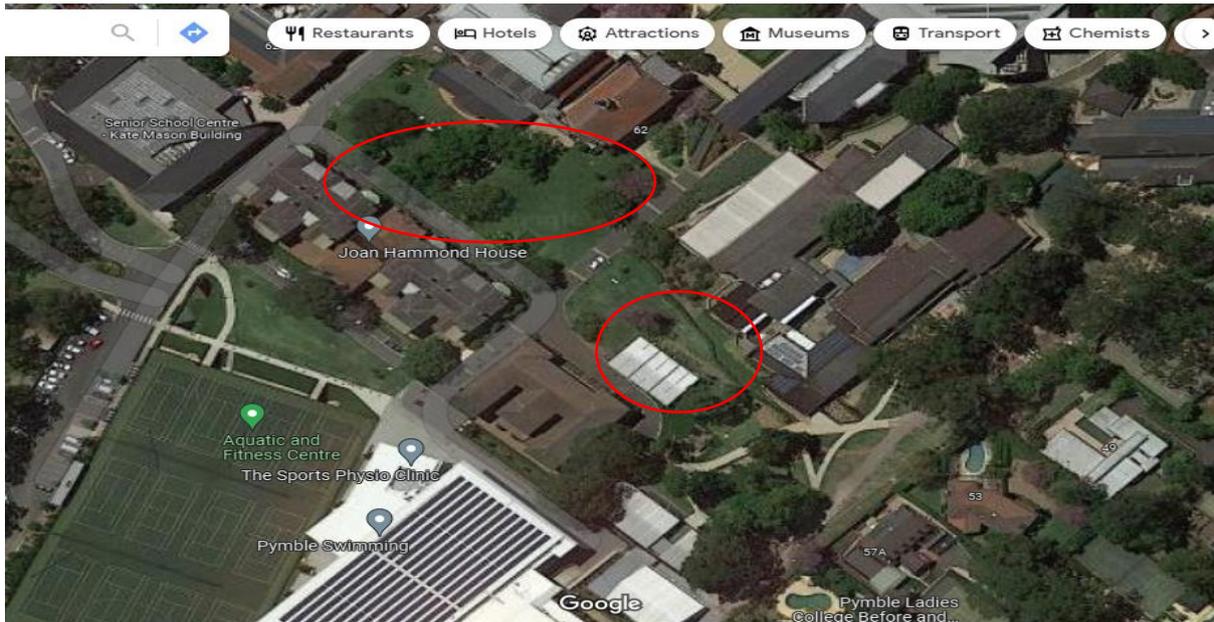


I need to bring to IPC's attention that all the these properties with separate street numbers are the properties of PLC.. 64-66 Avon Road jointly has area of more than 6000 square meters and have huge backyards next to the open car parking and centenary parking. This area is close to Gate 3, Centenary car park, is not close to any neighbours on avon road (except for PLC principal and staff) and will not cause noise and overshadow concerns. It should be considered as the ideal location for ELC and dance studios.

If the existing open area is not sufficient for this development, then PLC should consider demolishing #64 which was built around the same time as PLC Junior School. Since Junior School will be demolished for redevelopment, why 64 could not be considered for redevelopment?

Another alternative is the area between Junior school and 47 Pymble Avenue. this area is in the teaching precinct and does not have a lot of trees. it is a vale so a 5 storey building will not look obvious from Pymble Avenue.

The 3rd alternative is the lawns between boarding houses, the middle school library and junior school. This area is also very spacious, does not have many trees or any buildings, and is not close to any neighburs.



PLC previously advised us that combining various functions in one building is the most cost efficient way for development. I'd thought if the construction cost or value of the building is considered in the assessment, the loss of value of my property must also be given equal weighting in assessment.

## 2. The height and bulk of the building

Overall the building's height is 20.6m from the ground floor.

Although the school proposal and DPE report emphasize the appearance would be 3 stories from certain aspects, I'd like to point out a few facts here:

a) my house will be below ground level of the building.

b) the appearance from the backyards of my house, is 4 to 5 stories, rather than 3. this means the height will look taller than 20.6m from my side.

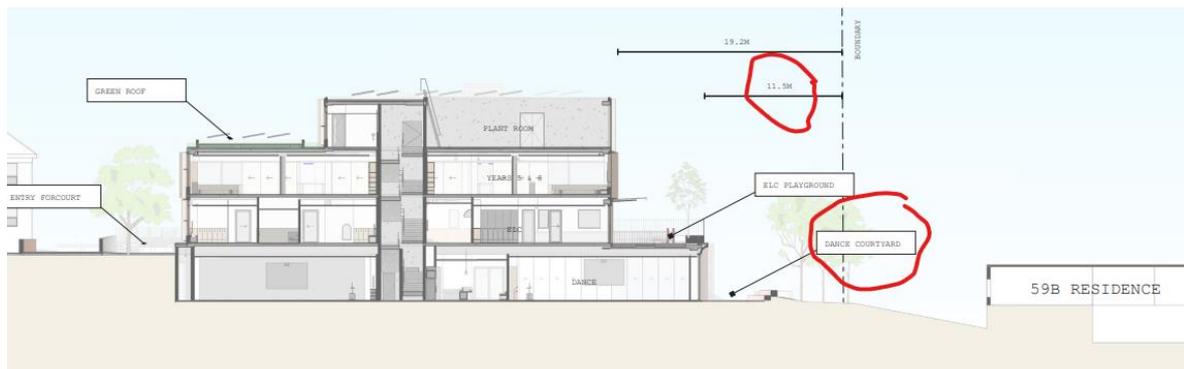
c) the DPE report also admits that the new building will be highly visible from adjoining dwellings and from Pymble Avenue. Notwithstanding, DPE compares the mid-density apartment buildings on Avon Road to this development which is totally wrong because those apartment buildings are at least 1km away and are not comparable.

PLC said it made more changes and provided more setback. But this change only recessed the north-eastern side of Level 4 which is facing the school boarding house rather than the adjoining neighbours. this means the changes at the south are minimal.

The 2<sup>nd</sup> objection from council makes similar comments in this regard.

Therefore, I think the DPE's assessment disregards the relevant facts and is totally wrong. It also does not provide any respect to Council's opinion.

### 3. Setback



[getContent.nsw.gov.au](http://getContent.nsw.gov.au)

The lower storeys setback is only 11.5m and upper storeys has a setback of less than 20m.. This 11.5m setback does not even include the outdoor dance terrace, pedestrian walk, the hedges and the big canopy trees. The setback will create significant privacy and overshadow issues. PLC proposed to use landscaping to resolve the overlooking issues. However, this means the trees and the boundary would be only 3-5 metres away from the fence and will create a number of other devastating impacts to 59B. I will provide the explanation separately

### 4. Visual impact and privacy.



Figure 5: Drone at Position 1 - RL 135.2m - Looking South

[getContent \(nsw.gov.au\)](https://www.getcontent.nsw.gov.au)

I need to point out the view impact prepared by the applicant is incorrect, misleading and should not be used. The Drone's position when the photo was taken is closer to the goodlet boarding house which is at least 50m away from the boundary



[getContent \(nsw.gov.au\)](https://www.getcontent.nsw.gov.au)

Second, As shown in the visual impact analysis, people behind the windows in the red circles could see our backyard and living rooms, between year 0 and year 10.

59B has north facing indoor and outdoor living area including a balcony and nice swimming pool. Once the precinct is built, with about 400 to 500 people in or walking around this building every day, we will not feel psychologically comfortable swimming in the backyard or or leave our curtains open anymore.

Adding to this, because the proposed landscaping are big canopy trees which could grow between 30-60metres, also because these trees would be only 3-5 metres to the boundary, they will create a

series of significant issues such as severe overshadow, damp backyard and damp house, roots damaging our retaining walls, huge cleaning burdens(millions of fallen leaves, barks and branches to the backyard and swimming pool), and safety issues. All these issues need to be resolved before approval is granted.

On this note, the council's objection also points out correctly that landscaping cannot be relied upon to resolve overlooking issue because trees and vegetations can die and change overtime whereas the built form remains for the life of the development.

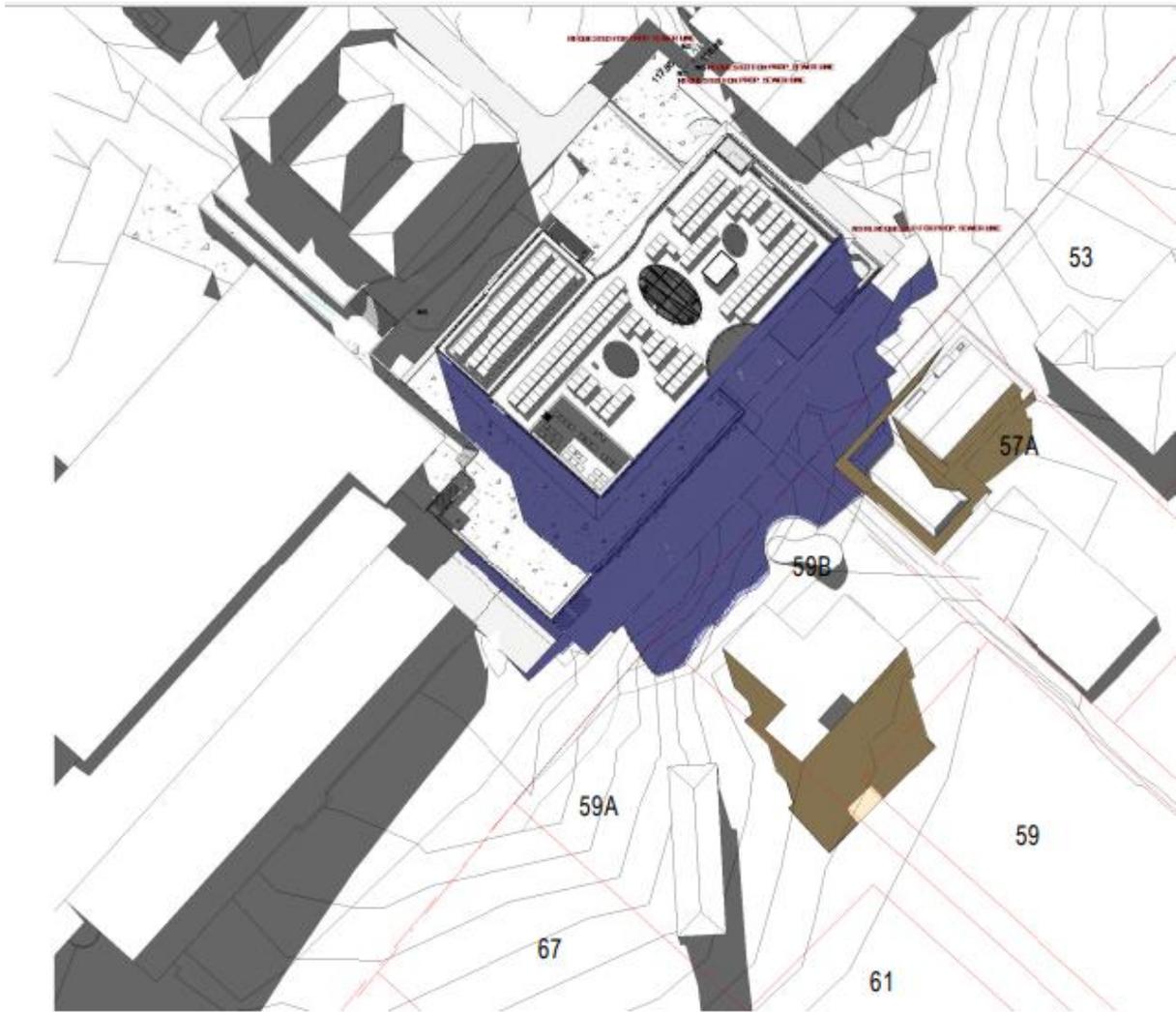
Visual Impact Analysis concludes the development would have a **high** visual impact to 59B. Therefore, I strongly object to the proposal and the DPE assessment in this regard.

## 5. Solar access and overshadowing

the DPE report states the design and setback ensure that reasonable solar access is maintained. however I have to say the overshadow diagrams do not look accurate at all from a few aspects:

- a) The diagram omits the proposed landscaping which are many big canopy trees close to the boundary. Since they will be used as screens to resolve overlooking issues, most of the sunlight would not be able to get through these trees. This means these trees would create huge shadow issues which are not currently reflected in the overshadow diagrams. I request the landscaping from Year 0 to year 10 to be correctly included in overshadow diagrams before final IPC determination is made.
- b) The shadow diagrams of 59B itself before and post amendments do not look consistent.how can I trust the other elements in the diagrams are correct?
- c) one section of the DPE report sates 59B would experience overshadow at 1:30pm on 21 June and in another section it states 59B would receive 4 hours solar access. These two statements are not consistent. Please note 30 – 60 minutes sunlight may not make a huge difference to non-residential buildings but are critical to residential houses in winter. As you could see from the shadow diagrams, at 1pm on 21 June, ¼ of my backyard will be overshadowed by Grey House Precinct, in particular the area used for lots of my sun-loving plants which require at least 6 hours of full sun.
- d) DPE assessment (6.3.28) states the building is designed to maximise access to natural light and ventilation. I need to point out Maximising access to natural light for the precinct is at the cost of adjoining neighbours losing access to natural light or solar energy. This is called selfishness.PLC is setting a very bad model for its students.

Setback, overshadow, and overlooking are interlinked. Using landscape as the solution to one issue definitely will create more issues and does not work.



4 SHADOW DIAGRAM PROPOSED June 21 - 1PM  
1:1000

[P:\20\2010018.000\Exchange\Out\Drawings\220405\\_ Revised SSDA Drawings\AR-DA-L10-AA-02-PDF-\[9\]SHADOW DIAGRAMS – SHEET 2 \(nsw.gov.au\)](P:\20\2010018.000\Exchange\Out\Drawings\220405_ Revised SSDA Drawings\AR-DA-L10-AA-02-PDF-[9]SHADOW DIAGRAMS – SHEET 2 (nsw.gov.au))



<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-17424905%2120211018T050557.175%20GMT>



3 SHADOW DIAGRAM PROPOSED June 21 - 2PM  
1 : 1000

[P:\20\2010018.000\Exchange\Out\Drawings\220405\\_ Revised SSSA Drawings\AR-DA-L10-AA-03-PDF-\[10\]SHADOW DIAGRAMS - SHEET 3 \(nsw.gov.au\)](P:\20\2010018.000\Exchange\Out\Drawings\220405_ Revised SSSA Drawings\AR-DA-L10-AA-03-PDF-[10]SHADOW DIAGRAMS - SHEET 3 (nsw.gov.au))

## 6. Noises

We remain concerned by the construction noises. In early December 2021, PLC front run this project by slicing it down to smaller projects which do not require DPE's approval. The excavators and jack hammers were working along the south boundary next to my property for the entire school holidays and created unbearable noises. I have provided IPC with a copy of the videos taken. Because I had "working from home" arrangement, these continuous loud noises created huge distractions and reduced my productivity and efficiency significantly. I could not even make any conf calls. This even impacted my job security and health condition.



Even DPE admits that the highest construction noise levels are predicted during construction.

DPE suggests Neighbours get informed about the key construction activities. “Right to get informed” does not help in preventing or reducing any noises and therefore is not a meaningful condition for project approval.

As you are aware, noise is not only about the volume, it is also about duration and frequency. There is no detail of what construction Noise and Vibration management plan is, what the consequence of breach is, and whether local residents will need to endorse the plan as the condition of commencing the project.

It’s also unfair that the DPE only recommends the noise controls to be in place to ensure no impact to ongoing school operations. This implies the noisiest key activities will occur during school holidays which is what PLC did in December 2021 – Jan 2022.

The DPE’s recommendation re construction noise is totally inadequate. It ignores the wellbeing of the neighbours. Why adjoining neighbors are treated as second class citizen comparing with PLC, or PLC students? We pay tax and are good citizens but our wellbeing is totally disregarded by the State Government. I want to ask whether this how the government is treating us!!!

If the project is approved by IPC, we would request the noise and vibration to be independently measured to ensure it's compliant with the requirements throughout the whole construction period, and any consequences of breach to be pre-agreed between the neighbours and PLC

In terms of operational noises, 59B and a few other neighbours along the fence have had complained to school multiple times about the noises caused by the dance pavilion in the last few years and it was never properly resolved. How could we have confidence PLC will be compliant if it has been a bad neighbour and abused other neighbours in the past?

## **7 Construction Parking**

PLC proposes to provide onsite parking for all construction workers. At the same time, they propose to leave Grey House walk open for the construction workers. Why does Grey House walk need to be open if the construction workers will be driving to the site via Avon Road? This makes no sense at all.

## **8 Operation times of the dance studios**

PLC propose the dance studios to be used for some events and could operate till 10pm. Given the short distance between this facility and us, the operation time is insane and cannot be accepted.

## **9. Loss of Property Value**

Because of loss of privacy, solar access and negative impacts on amenity, we consider Grey House Precinct will cause significant loss of property value. We work really hard and save money for many years just to buy a house. Our house is not only for our family to take refuge after a day's hard work, but also as a life term investment. Why is loss of property value not considered by DPE?

## **10 Continuous and endless developments along Pymble Avenue**

As you are aware, in 2003-2004, PLC built GMCPA (performing art centre) close to pymble avenue, a few years later, they built Senior School Centre along Avon road, in 2014-2016, PLC built the aquatic and fitness center, the gymnasium which are very close to pymble avenue. Now they are going to build another 5 storey centre which is very very close to pymble avenue. Most of these buildings face the neighbours on pymble avenue who have experienced lots of significant issues during construction such as noises, vibration and dusts.



SOUTH ELEVATION

<http://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-17424905%2120211018T050609.874%20GMT>

this picture indicates PLC will not just stop after they finish Grey House Precinct. They will continue with future developments on the current junior school site. The neighbours on pymble avenue will not be able to cope with PLC's relentless expansion and endless construction projects.

## 11. Health issues

My husband and I have been going through huge stress and lots of nights without proper sleep because of this development proposal. I could not imagine if this project is approved, how we will survive during and post construction.

My daughter is a 11 year girl who has been studying in PLC since kindy. Because of the conflict between her family and school in relation to the development, she has been feeling extremely depressed as well..

I note the DPE assessment considers impacts to various trees and animals like bats and koalas, but does not mention how this project will negatively impact the mental and physical health of human beings who live next to this site. I believe human beings wellbeing is more important than helping a Christian school to be commercial and making more profit.

## 12 The errors in the DPE assessment, and PLC proposal.

There are also many inconsistencies, incorrect statements made in the DPE report and PLC's application documents. Conscious of time I will not go into detail in this meeting but I am happy to send my comments with this regard along my submission.

Also we are not satisfied with the DPE assessment process. There was no notification or communication from DPE to local residents after the public submission invite in November 2021.

Nor did the DPE give the public any opportunities to make further submissions after the Applicant made amendments to the project design. Certain key information such as the council's objection was not published until I requested to see the detail. DPE also did not verify or validate the information submitted by PLC. I have provided the panel with an example and I am happy to provide more information.

**13. No respect of local regulations or council's concerns.**

Even though this project is a SSDA, since it is located in Ku Ring Gai Shire, I'd have thought the state government should consider local councils regulations and opinion. What we see in the DPE assessment is that none of the councils concerns have been appropriately considered and the justifications provided by DPE to support the application do not make any sense, in the view of people like me who has the ability to think logically.

Therefore, I request the DPE's assessment to be withdrawn. And I believe the IPC will not be misled by the erroneous information submitted by PLC and make mistaken, unreasonable and unfair assessments. I understand PLC has a big population so the panel may think approving this project on the balance is in public interest. However I also need to point out more than 99% of the public who get the benefit do not live near this project. They will get only the upside whereas I will only get the downside.

The staff, the students the parents, they come to the school in the morning, do all sorts of activities, all eventually go home.... but for the local residents, this IS home.

There have been multiple and multiple issues created by PLC. Approving this project will simply encourage the school to continue to expand, behave badly, take the benefits and leave the mess to the local residents to deal with.

Residents' objections have been politely received but their concerns were not taken seriously by the DPE at all.

in the DPE report multiple concerns raised by local residents and council were treated as isolated and unrelated issues, and a piece meal approach was taken to resolve them without considering the reality that these so called solutions could be triggers of other issues, or could create longer term adverse impacts.

I believe when making the determination for this project , this panel will assess all these issues I raised holistically.

Thank you.