

Presentation to the Eurobodalla Shire Council

Public Access Session - 14 March 2023

Kathy Onstenk

Opposition to Development Application DA0078/23

St Peter's Anglican College, 61 Train Street Broulee

Good morning Councillors. My name is Kathy Onstenk. Thank you for taking the time to hear the concerns of my family and neighbouring residents regarding our objections to the Development Application (DA0078/23) at St Peter's Anglican College, 61 Train Street Broulee.

We are primarily opposed to the siting, and resulting negative impacts on adjacent residents, of the Sports and Recreation Centre (SRC).

We appreciate that the council have recognised the concerns expressed in our submission of September 2022 and have sought further clarification from the applicant. However, we feel that the applicant has not effectively responded to the issues raised. Most of the elements of the application relating to the SRC have remained unchanged or are misleading.

The location of the proposed facility, which will be higher than a three story building, would be only 17 metres from several residences including our home.

The suggestion that the SRC is to be an assembly point in the event of a bushfire and therefore cannot be sited beyond the strict Asset Protection Zone requirements, ignores the experience of the 2019/2020 bushfires. The house next to ours was destroyed and we and many residents along the south eastern boundary suffered extensive property damage. The proposed SRC would be built within an area of the grounds which was devastated by fire and which we fear would become a trap rather than a sanctuary.

We question whether the site of the proposed SRC is compliant with the Asset Protection Zone, as both the Bushfire Hazard Assessment and Vegetation Management Plan state that any new buildings should be built a minimum distance of 38 metres from the eastern property boundary and, as previously stated, the SRC would be located only 17 metres from this boundary.

The DA includes an application for a height variation. The overall height of the proposed SRC is almost 12 metres above ground level. The footprint of the building (2407m²), would be larger than the combined size of the three closest residential blocks along Zanthus Drive.

We believe the proposed height of the SRC to be inconsistent with the character of the neighbourhood and incompatible with the height, bulk and scale of the existing and future character of the locality, as required by Clause 4.6 of the Eurobodalla Local Environment Plan 2012.

All neighbouring residences and buildings on the school grounds are single story and fit within the 8.5m height restriction for R2 Residential zones.

The overall height of the SRC would completely dominate the northern and western aspect of several residences along Train Street and Zanthus Drive,, including my home. Residents would be denied sight of the tree line along George Bass Drive and access to iconic sunsets, which are frequently enjoyed by us and our neighbours as the images below show.



View to the west from 6 Zanthus Drive



View to the west from 8 Zanthus Drive Broulee

It is evident from perspective views prepared by the applicant (see attached at the end of this document), the visual impact of the building will be overwhelming and devastating. The predominant building material for the largest section of the SRC would be light coloured polycarbonate sheeting. This would be in direct sunlight for most of the day, resulting in an almost 37 metre glaring span to neighbouring residences. Both our internal and external living areas look toward this aspect of the building, further blighting our outlook.

Contrary to statements in the application, most of the adjoining properties have low or transparent fencing which doesn't block our view to the west from internal or external living spaces.

Despite the SRC availability planned to be from 7.00 am to 9.00 pm daily, there is no consideration given to the solar access we will lose outside of the schools operating hours.

The majority of sun we receive in our rear yard and in the rear windows of our home is in the late afternoon, when the sun is lower in the west and shines underneath the canopy of the trees in the school yard.

There are no shadow diagrams for the impact of the SRC during this later part of the day despite the fact that that is the time we most often use these spaces.

If the building casts shadows that block our solar access during this time, it may impact our heating bills as we would no longer receive direct sunlight in the rear of our home that assists in naturally warming the house.

The design and materials to be used will not effectively contain the significant noise that will be generated. This includes subterranean sound that will be caused by basketballs and volleyballs bouncing on hard surfaces. This was an

issue with a concrete netball court constructed in the original development of the school adjacent to other residents.

The polycarbonate sheeting does not appear to meet the same acoustic reduction criteria as the other materials used in the building. As this will be the predominant external wall material for the largest section of the SRC, we question how effective it will be at reducing noise pollution emitted from the basketball courts.

The proposed acoustic wall and berm are unlikely to ameliorate the noise generated by the basketball courts and gymnasium or the plant for the building which appears to be located adjacent to the residences. The proposed concrete structure of the wall would also further spoil the outlook of residents.

The SRC will be used during early mornings, late evenings and at weekends and during holidays as it is intended to be available for community use, thus the noise impact could be an unrelenting total of 14 hours per day 7 days a week. This is an unacceptable intrusion into the amenity of nearby residents.

Although the acoustic report notes that the recommended construction hours are

- *Monday to Friday 7 am to 6 pm*
- *Saturday 8 am to 1 pm*
- *No work on Sundays or public holidays*

We believe these hours are unreliable due to our current experience while the Campus Hub is being built. This last weekend we and other residents, were able to hear the construction underway between 7am and 5pm on Saturday and from 7am until after 1pm on Sunday. There was mechanical noise as well as loud crashes and bangs as you would associate with a building site. The proposed SRC would be much closer to us than the distant Campus Hub.

These are times when a quiet amenity would be expected by residents.

In conclusion, although the SRC would be an asset for St Peter's Anglican College it should not be located where it will have such negative impacts on nearby residents. Thank you for your consideration.



Existing View looking West from Eastern Boundary adjacent to 6 & 8 Zanthus Drive



Proposed View looking West from Eastern Boundary adjacent to 6 & 8 Zanthus Drive