

Jennifer Schneller address to IPC 20 May 2019, includes -

1. Representing one of my Daughters and her Family

-Living on River Rd in Units facing Newlands Park – access to these homes not addressed in traffic study; difficult car access already - will get worse, with waits for traffic queues;

-**No review/ consultation on new signals at Canberra /River Rd** ; East bound Drivers already use our River Rd driveways to do “U” turns to get back to Russell St, Wollstonecraft Stn and avoid Shirley Rd delays

-risk of **loss of parking** in Wollstonecraft and nearby streets eg Canberra, Duntroon

- **increased noise nuisance due to traffic queueing** on River Rd outside homes

- **Over use of Newlands Park** will result - loss of grass, sunlight and amenity

-**Rail trains are at full capacity** at Wollstonecraft, often, in the peak hours; new residents will use Wollstonecraft Stn bec it is a downhill walk; add long waiting time to journeys

2 Representing BMAC – community Members of Lane Cove Bushland Management Advisory Committee – Adverse environmental impacts are ignored ,

- Refer slideshow: **Photo of flooding** at Canberra Ave/ River Rd;
- **Stormwater/sedimentation** of waterways is a growing concern due to hard surfaces/detention tanks - increasing runoff or causing changes in water volumes, flows
- **deep soil zone**- inevitably less than Landscapers show due eg piling basement walls
- **Park and precinct is Catchment for Berry Ck** – bushland very sensitive ecology
- **Berry Creek runs below Newlands Park, it is filled-in land** – see N.Park sinkholes in slideshow – compaction/settlement, overuse, flooding/ drought - could become muddy quagmire, risk if almost permanent winter shade from solid new blgs shadow, not same as tree- filtered sunlight
- **Gross Pollutant trap 6** – LCC report Aug 2018 – see in slideshow -shows 1.2 cub m silt/sediment collected Canberra Ave GPT, 4 to 5 times more than any of the 9 GPTs
- **Habitat of Powerful Owl** is in Greendale Park nearby on banks of Berry Creek, intensifying of use/pet walking, carries danger P. Owl will be directly impacted; currently part of grant project for Habitat Protection
- **loss of mature trees all along existing roads in SLS precinct** – how many trees lost??

Jennifer Schneller's own additional Points – Vision, Design Principles

Inconsistent with human Movement

- Its not realised, just how this **steep site impacts accessibility** – see slideshow - steep park section not shown on flat plans, DoP model wrongly makes park appear flat - road is above park, steep section is not recreational space
- All north-south “private common space” links will have level changes, much of area lost to ramps and stairs, hard surfaces, retaining walls, NOT GREEN
- Up-hill to St Leonards Station on Canberra Ave – shared path – how to fit in?
- on-street parking under threat
- RMS - **will reduce park** when space needed for cars, signalling intersection requires flattening out of road risks to resumption of N. Park
- Not well-connected to public transport: – hilly, new metro is distant to walk
- High-rise **Journey time in LIFTS** inside buildings must be added on –eg in my experience, 4 lifts per 12 units, 1 always taken over by removals, in peak times wait can add 5 -15 mins
- Lift is needed to get access from Newlands Park up to the green corridors – in report
- Landscape report by Oculus on its Levels page
- *“Most of the existing streets and proposed development sites have steep grades which exceed those required for universal accessibility”*
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Poor Built Form

Due to South Facing slope the area is eminently unsuitable for the proposal :- very difficult design problems which do not exist on a north-facing slope

- High rise + south slope = puts many areas at ground level in shadow for most of day
- ‘Green’ east-west link WILL NOT provide claimed visual connection to park due to topography – see attached diagram
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Inconsistent with Land Use

- Already oversupply of residential component in comparison w ‘employment hub’ buildings in Draft 2036
- Not diverse housing stock nor suitable for all ages
- Extension of area makes matter worse; area should be restricted, density reduced and kept well away from Newlands Park and River Rd

Inconsistent with Landscape

- SLS is **not a greener place** - many street and backyard trees lost, see the aerial view slide
- New trees will not grow as big - hemmed in between buildings, little sun, will have to grow sideways, not to their normal height nor width
- Circulation causes loss of a lot of green space
- Overshadowing – the idea of “minimising “ overshadowing is vague, what means it?

- park photos - show sunlight filters thro trees
- Not true what developers say - that current or future tree canopy prevents sunlight – sun moves thro sky, hits/filters onto different cubic spaces and vegetation , including tree foliage, all day long – not so with solid building shade where no sun gets thro
- **levels used for Newlands Park are misleading**, model of park also misleads
- there is a very high incline from RL45 at the Canberra Ave park corner, up to RL60 at the Duntroon /River Rd corner ; the steeper part is not useful for recreation

Overshadowing is not minimised

- flatter useable area of the park , will be badly affected by shadows,
- shadow diagrams & 3D/ revit models - not always accurate
- I was advised by DoP&E, model provider , levels used have been taken by a drone, not checked by surveyors on the ground. Likewise for Annand cad modeller. Diagrams do not appear to account properly for impact of level changes on shadow length.
- See my drafted sun diagrams for 21 June based on SLS PP's stated building types, heights and raised levels, taken from SLS plan proposal; used Sixmaps topo map's contours.
- Drafting (using CSIRO Sunlight and Shade charts), found whole park in shadow at 3 pm, except for very small top high corner near Duntroon stone portico. Not what is shown in the Annand reports' sun diagrams. See 3pm midwinter coloured sketch presented.

PS NOTE :

See also photographs and diagrams shown from SCHNELLER usb, via projector on 20 May presentation (copy taken on 20th May)

PS , not time to show all of the slides contained on the usb nor to explain them

– also, this address latter parts cut short due to time constraints