



11 March 2021

Dear Sir/Madam

Submission regarding Planning Proposal
Application No SSD-10473 Marist Catholic College
Location 264 and 270 Miller Street, North Sydney

I am writing to object to the site redevelopment proposal by Marist Catholic College.

I have lived in Carlow Street, close to the school, for many years. The school is well run and I have never experienced a problem living close to this school.

I am supportive of the plan for the school to be coeducational and to grow. But I am very concerned that this plan results in an outcome that is greater than the site can accommodate and that will have an adverse impact on the neighbouring community.

Specifically, I have two major concerns:

1. The height of the proposed buildings, especially the 5 storey building at the corner of Carlow and Miller Street (that will extend along Carlow Street as far as the residential properties) is too high.

I understand that clause 4.3 of North Sydney Local Environment Plan 2013 establishes a maximum building height of 12 metres. The height of this proposed building is approximately 21 metres – an enormous 9 metres over the recommended height.

Carlow Street is a residential street. We have North Sydney Hotel (approximately 3 storeys) on one corner at Miller Street and Marist College on the other.

Every property in Carlow Street (except for the property on the corner of Carlow and West Street which also houses a café) is a private residence.

The Proposal states that: "The bulk and scale of the development is considered appropriate and compatible with the surrounding existing development and future character of the area." This might be true in the context of the North Sydney local government area but it is certainly not true in the context of Carlow Street. This building is much higher and bigger than those surrounding it as is obvious from the drawings in the submission.

Further "The buildings, including the proposed height variations, have been designed to integrate into the context of surrounding developments....". Again the plans show this is not true.

"The contravention of the maximum building height development standard – the bulk and scale of the proposal is compatible with the existing and expected future development on adjoining sites...". This might be true of undisclosed plans by the school for future development but it does not reflect the character of Carlow Street.

I notice that 25 Carlow Street is included in the Marist Catholic College site plan. This house currently houses the Marist Brothers. I wonder if the College has further undisclosed plans to build very high structures on that site.

The school submission says that "It is considered that the proposed response represents a better planning outcome...". It definitely does not represent a better outcome for me and the other residents of Carlow and the surrounding streets.

The plans show that the windows and balconies on the western side of this massive building will have direct sight into my backyard. Also I cannot believe that this building will not block some of our sunshine at certain times of the year. The shadow diagrams are shown for mid winter.

2. Traffic congestion as a consequence of this proposal will be horrific. In particular, the plan for the delivery and drop off of students at the Early Learning Centre, with cars turning across the traffic flow, is unworkable.

At the moment (and contrary to the modelling prepared by the school's consultants) traffic flow in Carlow and many of the surrounding streets is at a standstill for long periods of time during school drop off and pick up times. Congestion is made worse by parents double parking, learner drivers, pedestrians crossing at the Miller Street traffic lights (and the sequencing of those lights) and the West Street pedestrian crossing and the absolute number of cars. Growth in the number of students can only worsen the situation.

Many times I am unable to leave my garage and get to either Miller or West Street without a considerable delay. Of course the situation is made worse by the traffic associated with North Sydney Boys High School and Cammeraygal High School.

I cannot imagine the line-up of buses that will be necessary to transport the children to school sport each week. Carlow Street will be at a standstill for an extended period of time.

I am horrified by the proposal for an Auditorium for 1528 people and can simply not image where the people attending performances will park.

I have attended presentations by the school's consultants when they have demonstrated a determination to have others accept their plan, a disregard for the local community and a dismissive approach to efforts to make constructive input.

Please be assured of my support of Marist Catholic College but note my very strong objection to the proposed expansion plan because, as explained above, of the negative impact on the local community.

Yours sincerely,

A handwritten signature in cursive script, reading "Donna Ravenscroft". The signature is fluid and includes a large, stylized initial "D" and a long, sweeping tail on the "t".

Donna Ravenscroft