



Application ID: SSD-10473 (Marist Catholic College, North Sydney)

I OBJECT to the proposal in its current form:

- Document References: Environmental Impact Statement MCCNS 16Feb2021

Appendix A - Architectural Drawings

Conservation Area Study for the Holtermann Estate Conservation Area, 1998

North Sydney DCP 2013

Reasons for Objection (issues raised herewith relate only to Carlow St)

Scale and Design of the proposed 5-storey additions along Carlow St

- From an architectural and aesthetic viewpoint, the proposed five storey additions at the corner of Miller St and Carlow St is sound, functional, and utilitarian; however, it is massive in scale and devoid of any features that acknowledges and affirms its Heritage surroundings. Surely a design that is consistent with the objectives of North Sydney DCP 2013 and “Conservation Area Study for the Holtermann Estate Conservation Area, 1998” is possible. As an example, Wenona College down Miller St and Ridge St has managed over the years to expand and keep it aligned with its surroundings (Commercial along Miller St and Residential along Walker St). If approved, for years to come, the massive scale of the Marist School Development proposal will stand out as an anomaly and incongruous with its immediate surroundings especially along Carlow St. Carlow St is a suburban, quiet oasis amidst an urban CBD and serves to remind the community of its history and heritage and the need for preservation. This 5-storey building addition which will be as tall as St Mary’s Church, and will span from Miller St to #25 Carlow St, will be visually odd and out of place. The design should incorporate features that will enhance Carlow St’s Heritage history.

Noise and privacy

- As the construction will take 4 years to complete, a solution must be found to minimise noise and maintain residents’ privacy. A temporary enclosure similar to that of the construction of Victoria Cross should be a requirement. A lot of residents have been working from home due to the pandemic, and it is likely it will stay this way for some time.
- When the School becomes operational, all glass windows that would be installed in classrooms facing Carlow St ought to be double-glazed for noise reduction and tinted for privacy.

Underground parking

- The underground parking that will be built under Carlow St will span the length and width of Carlow St. It is very possible that with the increase in vehicular traffic and the excavation of soil, structural damages to the nearby residential houses could occur at any time. Which government department(s) will be responsible for remediation and compensation.

Street parking

- Carlow St is a 2-way suburban street that provides parking space to visitors and residents alike. The 5-storey addition of the School will span across an existing 20 public car spaces. What will happen to these car spaces, during construction (interim), and when School is operational (permanent)? As is, it is already very difficult to find a parking space both on weekdays and weekends along Carlow St. One possibility is to expand the coverage of Area 21 (which Carlow St sits on) for residents.

Air Quality and pollution

- An underground parking with 71 car spaces will emit pollution from car fumes and heat. Where will these harmful elements be funnelled to? Consideration must be provided to the residents of Carlow St.

Traffic congestion

- With a single lane for entry and an exit for the underground car park spanning the length and width of Carlow St, and with the 2 on-site pick-up/drop-off areas, and Carlow St being a 2-way street, traffic congestion will most likely occur with the convergence of vehicles trying to enter/exit the School coming off east (Miller St) and west (West St).
- Carlow St is already a car park every afternoon with students being collected from multiple schools close by and it can take 30-45 minutes to turn from Carlow St to Miller St. People rat-run via the hotel's bottle shop driveway putting more people at risk so to have more traffic exit & enter via Carlow St is simply ridiculous.

Piazza

- Is this necessary? There is already St Leonards Park nearby. The space allocated for a piazza could be used functionally by the School and helps reduce the scale of the additions.

A Public hearing ought to be held as this is a complex development affecting multiple streets and a multitude of residents.

