



PCU057136

R & K FLIOR

1/311A BRONTE ROAD

WAVERLEY NSW 2024

The NSW Department of Planning & Environment

Major Projects Assessments

Planning Service

GPO 39

SYDNEY NSW 2001

Department of Planning  
Received  
26 NOV 2014  
Scanning Room

**RE: SSD 6339 St Catherine's School Campus Master Plan and Stage 1 development**

We live on the boundary of St Catherine's School Campus and we are writing to object to Master plan DA and Stage 1 proposals lodged by St Catherine's School.

Our principal objections are:

**OVERDEVELOPMENT OF THE SITE INCLUDING HEIGHT & FSR**

**INADEQUATE ONSITE PARKING**

**INTENSIFICATION OF USE OF THE SITE**

**LACK OF ARRANGEMENTS FOR PARKING FOR CONSTRUCTION WORKERS**

The school property is **currently zoned R2 – Low density with a FSR limit of 0:6:1 with a building height restriction of 9.5m**. Previous development, outside planning controls has resulted in the school's existing FSR of 0:9:1, which is 50% over the FSR allowable for the site. The current proposal seeks to increase the FSR to 1:1. All of the buildings in Stage 1 will exceed allowable heights, rising to over 19m, or almost 10 m over the limit.

Recent developments at St Catherine's School have included:

2004 - Alterations and additions to Isabel Hall Building

2009 – Building of an Innovation Centre comprising a North Pavilion 3 storey building linked by a suspended bridge to a 2 storey south Pavilion at 315,317 & 319 Bronte Road

2011 – Plans approved for the construction of a 3 storey Music/visual Arts wing at 317 -319A Bronte Road, an addition to the Innovation Centre.

**There are cumulative impacts associated with the continual development, expansion of student numbers and school activities. Operations have already grown beyond the limits of the site capacity within a predominantly residential zone.**

The figures submitted in the Master Plan detail that over 1,217 people currently use the site on a daily basis. The Master Plan proposes that the current figures **increase to 1,412 students and staff** accessing the site on a daily basis. In addition, there will be a significant number of people who will be hiring and using the swimming pool and Aquatic Centre ( 150-200 attendees per hour on Saturdays and Sundays) and the Performing Arts Centre with a 500 seat theatre which is outlined to generate an additional 13 major events and 8 performing arts events on weeknights for up to 500 people. The Master Plan proposes that the Aquatic Centre will operate on Weekdays between 6a.m. – 8p.m. and on Weekends from 8a.m. to 6p.m.

**The overdevelopment of this site with an intensification of activities including evenings and weekends and year round use of the swimming pool complex and Performing Arts Centre will have major impact on residents in an already congested area.**

The school has no plans to deal with the additional **parking impacts** on the surrounding streets during the week from early morning and into the evening and right through the weekend. The school relies on the local streets for most of its current parking requirements. With many additional functions planned to commence in the evening on street parking will be saturated and residents who normally use on street parking will be unable to find spaces when they return from work. The extended hours of the Aquatic Centre right through the weekend will mean that this untenable situation continues day and night throughout the year.

As ratepayers and residents we are concerned about the over development of this site and the diversification into commercial activities both in scale and hours of operation. Consequently the consent authority should now treat St Catherine's as a commercial organization and diligently apply all appropriate planning controls.

**Adequate onsite parking must be provided and the number and scale of events per calendar year should be specified in the conditions of consent** for the Master Plan proposal. These events should be limited to St Catherine's School use only.

Further a **Construction Management Plan** must detail the provision of parking for 75 construction workers per day for the next 15 years of development. The information that **42 trucks per day** will be travelling in the heavily congested areas of Bronte Road, Leichardt Street and Macpherson Street is

alarming. Trucks will be arriving in the early hours of the morning and parking along Darley Road to be ready to start activity at 7a.m. for years and years to come.

The impacts of this overdevelopment will be seen in increased levels of activity around the school boundaries, both during the day and at night, with its proposal for more events, higher student numbers, more teachers, more parents, cleaners, volunteer staff and office staff all working on site, more parking in local streets, larger and busier drop off and pick up zones and increased traffic problems in an already congested area.

**The building of the Innovation Centre in 2009 reduced residential amenity in the surrounding streets, the Master Plan proposed by St Catherine's will destroy residential amenity completely and place unchecked overdevelopment above the needs and reasonable expectations of ratepayers and residents in the surrounding suburbs.**

Yours truly

The image shows two handwritten signatures in black ink. The signature on the left is for Robert Flior, featuring a stylized 'R' and 'F'. The signature on the right is for Karin Flior, featuring a stylized 'K' and 'F'. Both signatures are written in a cursive, flowing style.

ROBERT FLIOR & KARIN FLIOR