

7/15-17 Macpherson Street,
Bronte 2024
4/12/14

The NSW Department of Planning & Environment
Major Projects Assessments
Planning Service
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SYDNEY NSW 2001
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TO WHOM IT MAY CONCERN

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

I am writing to object strongly to the Masterplan DA and Stage 1 proposals, this proposed development directly affects me.

The traffic is already bumper to bumper in peak hours just getting out of my driveway is a nightmare in the morning. Parents park across our driveway, in the bus stop or in no parking areas. The parking in peak hours and at night is already at its limit and very hard for residents who do not have garages and/or visitors to park.

St Catherine's have also not taken into consideration the other developments that will be at the same time effecting traffic during peak hours as well as during the day, weekends and school holiday. Loretto at 363-7 Bronte Road, the Bronte RSL at 113 Macpherson Street and a 60 place childcare centre at 23 Macpherson Street. This will only get worse.

The height of the buildings, especially the research centre, aquatic centre and new theatre complex with entertainment terrace (glass front) will enable significant lighting at night together with the reflection from the glass during the day without the trees to hide the impact. This will directly affect our building.

- I object to further overdevelopment of the School campus with all new buildings reaching over the allowable height of 9.5 metres and part over 19 metres. I object to the justification for this excess being that many buildings on the site already exceed 9.5 metres.*
- Open space, trees and gardens on the site are vanishing. The excessive size of this proposal contrasts the school starkly with surrounding residential property. Buildings already loom over homes, blocking light, air and views.*
- I object to the lack of a comprehensive and sustainable transport plan. The school is increasing its dependence on individual car based transport for over 600 of its students, clogging up all surrounding streets for drop offs and pick ups. A new entry on Macpherson Street will draw students away from the Albion Street bus hub, not towards it;*
- I object to the school's expectation that teachers, staff, cleaners and other services people must park in local streets because the school does not provide enough on-site parking;*
- I object to proposed year round, regular use of the new indoor heated pool complex, and more noise and disturbance coming from early morning and evening swimming sessions putting more strain onto local streets for parking;*

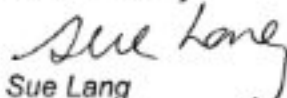
- I object to the likelihood of more noise and disturbance coming from more events at the new theatre and entertainment terrace, relying on local streets for parking;
- I object to the lack of adequate parking on the school site. The school relies on local streets, including for teachers, volunteer and office staff, and tradies vehicles during construction.

All other landlocked private schools in the region provide staff and visitors with an on-site parking station. Why not St Catherine's?

St Catherine's is diversifying into commercial activities and should comply with planning controls for parking, on site drop off and pick ups, active travel, hours of operation, caps on student numbers and the provision of annual lists of major events to Council and the Precincts.

I agree with my personal details being published on the NSW Department of Planning & Environment website or shared by others, including the proponent.

Yours faithfully



Sue Lang
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