

**SUBMISSION FOLLOWING THE REQUEST FROM DEPARTMENT OF PLANNING, INDUSTRY and ENVIRONMENT
regarding the Marist Catholic College North Shore-**

We are residents of Carlow Street North Sydney and desire to provide details of our intense concerns regarding the Development Application SSD-10473 for the redevelopment of Marist College on the corner of Miller and Carlow Streets. Earlier this year many residents submitted details of objections and suggestions to be considered by NSW Planning and the Applicant but there have been no significant amendments to ameliorate the proposed design. The questions raised in our letter submission dated 19 March 2021 still need to be considered and answered.

We continue to have the following major concerns.

1. The inordinate increase in number of students and staff from 1469 to 2261 (53%) and the therefore associated facilities. Refer Traffic Planning Table 4.1. This is a complete overdevelopment of the site in an already extremely congested area.
2. The very substantial increase in traffic flow in Carlow Street due to Item 1 above. It must be stated again that in the morning and afternoon peak times the traffic now is already gridlocked in Carlow Street. The development does not consider its impact on access by emergency vehicles at all times.
3. The relocating of the existing main traffic flow entry and exit including garbage collection from the development to Carlow Street which is residential. The development should use the present vehicle entry and exit locations to Miller and Ridge Streets. These are located opposite existing commercial areas and buildings.
4. The loss of existing outdoor space at ground level along Carlow Street frontage where students play sport and interact at the lunch break and other times. Ground space and fully open air is vital for students and young children, and other schools in the area have been able to provide it.
5. The proposed building along Carlow Street is inappropriately scaled in height and an unsympathetic addition to existing street landscape. Our residential area in the North Sydney Council zoned Holtermann Estate Conservation Area has a maximum two-storey building height. All other buildings are restricted to 12 metres in height with 6 metres in setback.
6. The provision of insufficient parking spaces in the proposed development. The report states there are currently 110 existing car spaces (55 surface + 40 Ron Dyer Centre + 6 beside Church + 9 exit lane to Ridge Street). The current proposal to provide only 112 spaces in the new development is totally insufficient!

The Traffic Planning Table 4.1 shows the staff increasing from 127 to 187. In Table 3.2 it shows staff dependency on car usage is 90%, Table 3.3 states currently 108 staff use cars and Paragraph 3.5 states that 1 staff per vehicle was recorded. Hence for staff (only) the number of car spaces required in the proposed development would be 159! Again, this demonstrates a total lack of parking spaces for teachers at the expense of local residents being able to park their own car on the street where they live.

The Traffic Planning paragraph 5.1.4 states that the Roads & Maritime Services study showed that schools need to provide 0.11 car spaces per student, and that with the planned 1984 students 218 car spaces will be required..... This is significantly more than the planned 112 car spaces!

7. The loss of existing parking spaces in Carlow Street especially for residents who have no parking alternative but the street!
8. The loss of the surface 55 car parking spaces existing on the north side of the Church. People wanting to attend the Church at **any** time of day for services, weddings and other ceremonies will have no sufficient quantity of adjacent parking especially with ease of access for the disabled.

It must be also noted that the proposed School Auditorium has the planned seating capacity of 1528 seats.....its demand for car parking has not been considered!

Robert and Jackie Bradshaw

