

Submission against the building redevelopment of St Aloysius's College at 47 Upper Pitt St, Kirribilli
(SSD8669)

Dear Sir/Madam,

I have read through the letter you sent to us regarding the proposed redevelopment at above property on our local street. I have carefully checked the information you provided and would like to make following submission:

- The proposed development at the main campus at 47 Upper Pitt St., Kirribilli is very likely to obstruct the views from my property into the Milsons point including the green lawns, lower part of the harbor bridge and the water underneath the bridge.

Currently the large lawns expanding from Jeffery St Wharf are significant part of the views from my balcony, living room and the kitchen windows. It provided the only green colored area that could be seen and appreciated from my home.

Our view to the whole arch of bridge above the harbour water will also be interrupted if the lower parts of bridge and nearby water views are blocked by the new height or extension of the new development.

For years our whole family have been enjoying the colorful shiny harbour water, and golden lights spread over the lawns during the sunset. We simply don't want this part of enjoyment disappeared in favour of our neighbor's building development, we also do not want the value of our property to be decreased, as in fact that the value of our property lays largely on the surrounding views that can be watched from our property.

- The construction of the buildings is another factor that will cause great disturbing to our normal life. I believe that the construction will start from the Upper Pitt street, where we encounter traffic delays on a daily basis due to its narrow road and school crossings. As our garage door faces the Upper Pitt St, there is no much option for us to avoid the construction site. Once the construction starts, the parking large construction vehicles and traffic control will make our trips to and from our home a nightmare.

We have been suffering from construction noise for long time since the exterior renovation of nearby residential building (directly opposite the college) started. The proposed redevelopment will make the noise even louder as it has new buildings which require the concrete making process during the construction, for an even longer time.

We have been living in this peaceful area for many years and we would ask the council to consider the potential decrease of our home value, and disruption of our current daily life in a long term, before giving the green light to this large development.