

Submission

St Aloysius College, Kirribilli Redevelopment
SSD Application Number SSD 17_8669

- The comments below relate to the proposed additions/redevelopment of the St Aloysius Junior School, Burton Street, Kirribilli.
- I am the owner of 24 Fitzroy Street, Kirribilli, the rear of which adjoins St Aloysius Junior School, Bligh Street boundary, and live there with my husband and children.
- I object to the school's proposal on the following grounds:
 - The Concept Plan for the Junior School lacks sufficient detail to allow full consideration and comment as to the scope of the project, with full right to proceed potentially given to the School without any further consultation with St Aloysius' neighbours, or (I believe) opportunity to object.
 - The plan for the new raised basketball court will directly impact my property in increased noise from games being played on the higher, hard surface (many of which start early on weekday and weekend mornings) impacting the bedrooms at the rear of my property. The addition of a second court will significantly increase the total noise from the courts as well as increase the movement of students and parents past my property, traffic congestion and demand for parking (which is already at a premium). No parking or drop-off areas have been allowed for in the Plan.
 - The height of the raised court is not clear from the available plans but will potentially affect the privacy of the bedrooms at the rear of my property as it will be easier to see into the rooms from the higher ground level, and particularly from any stand of seating erected.
 - I am extremely concerned about the proposed excavation for this raised basketball court and the area underneath it, with regard to vibration causing damage to my property (a NSW Heritage-listed terraced house dating from the 1870s), damage to neighbouring properties, damage to the sewer services which run down Bligh Street, as well as excavation noise and excavation dust impacting our home. In the latter respect, my son's asthma is likely to be exacerbated by the significant building dust. The available scope of the proposed work indicates that this excavation will be over a protracted period.
 - The traffic congestion from the proposed excavation and construction vehicles will be significant. We already experience annoyance from parents regularly blocking our garage with their cars to pick up students from the school. Cars also queue in 'No Stopping' zones in Burton Street to do the same, regularly blocking

the entrance to Crescent Place and causing danger to motorists and especially pedestrians. In addition, contractors waiting in Bligh Street to enter the school grounds often park in front of my garage, blocking access to my property or making it awkward to reverse out. The school is unable or unwilling to police the current traffic flow of parents and contractors, let alone congestion caused by the vehicles for the proposed project. I am extremely concerned that the Concept Plan does not outline any form of traffic management.

- The proposed addition of an extra storey on the St Aloysius building facing Humphrey Place will block the outlook towards North Sydney from the rear living room and bedrooms of our property. It will also partly block light to our property and increase shadowing. I also object to it increasing the 'built-up' and enclosed feeling of the block bounded by Bligh Street, Burton Street and Crescent Place which is contrary to the 'feel' of the neighbourhood. The noise from the school grounds into my property (from sports groups, amplified music through speakers, announcements, assemblies, etc), which is already very intrusive at times, will also increase as it 'bounces off' the higher walls of the school building.
 - The landscaping plans provided to date are inconsistent with the School's verbal advice, but appear to entail the removal of trees including the large lemon-scented gum in Bligh Street. This tree is a feature of the street, harbours local bird and native bat life and gives shade to Bligh Street and to the rear of my property in summer. All of the trees along the St Aloysius property line generally give a visual softening to the hard surfaces of the buildings and playground, and absorb some of the noise from the school. I object strenuously to their removal. Even if replaced, new trees will take many years to be of a size to achieve the above.
 - The start date to the work according to the Concept Plan is ambiguous, ranging from any time within the next ten years to longer. I believe it to be unreasonable to encumber my property with a concept plan approval which may be acted upon by the school at any time, or at some time in the distant future. I feel that it gives St Aloysius every flexibility to carry out its plans when it wants to with little consideration for, and no recourse possible from, its neighbours.
- In summary, I strongly object to St Aloysius School attempting to gain blanket approval of indeterminate but significant plans for its Junior School at the expense of our right to the quiet enjoyment of our home, as well as possibly causing damage to that home, our lifestyle and property value once the work commences.



Elizabeth Collison