

SUBMISSION ON ST ALOYSIUS COLLEGE REDEVELOPMENT

SSD 17_8669.

- 1. With the limited time allowed for submitting our comments and the volume of material that needs to be considered we have limited our comments to that part of the submission that relates to the Junior School which is the area proximate to our property.**
- 2. We are the owners and occupiers of the property 28 Fitzroy Street Kirribilli which runs between Fitzroy and Bligh Street. The rear entrance of our property in Bligh Street is on the southern side of Bligh Street opposite the southern boundary of the Junior School.**
- 3. In general terms we understand and are supportive of the necessity for schools to make changes to accommodate their curriculum and educational requirements. This may sometimes require changes to their physical structures. The school in turn has a responsibility to its neighbours being the recipient of significant financial benefits. It receives from the local community the benefit of being exempt from local rates and thus should consider carefully the impact it may have upon its neighbours from its operations.**
- 4. Having attended briefing sessions and had the benefit of discussing the proposals with the Schools representatives we object to that portion of the submission that relates to the Junior School. For the reasons mentioned above we reserve any comments on other parts of the submission.**
- 5. The main thrust of our objection relates to the excavation that is intended of the playground space. The concept plan contains little detail and thus understanding of the full scope of what is intended. It is apparent that excavation will be between 7 and 10 metres below the existing level. It is also apparent from the material provided that the excavation will be of solid sandstone. Our experience of other significantly minor excavation work and also into sandstone which was intended by neighbours in Bligh Street did not proceed because of a whole range of problems. These included potential damage to neighbouring properties, noise, dust, impact upon natural water flow under properties and access. The Geotech report included in the submission refers to potential problems in excavation because of the**

type of sandstone and its depth. One can only guess at the significant potential damage to the neighbouring properties from such significant excavation being undertaken. The nearby neighbouring dwellings are all of an era between mid to late 1800's to early 1900's and the footings and engineering is consistent with that period.

6. Considering that excavation and the area of excavation intended other issues arise.
7. Firstly, with such major excavation with apparent no set back from Bligh and Crescent Streets it is difficult to accept the comments made in presentations and made in the Landscape Concept Plan that the existing trees will be retained. Such excavation must damage the roots of existing trees. There is reference to potential damage to trees 54,55 and 57 from excavation. Tree 55 is a magnificent Lemon Scented Eucalyptus which is the pride of the neighbourhood and no work should be undertaken which is likely to cause injury to that tree. In addition to the general importance of greenery in inner city areas the overall tree canopy is important for this area which buffers noise and visibility.
8. Secondly the deleterious impact upon the Bligh and Crescent Street with such major excavation work. Access to those roads are required by neighbours as being the only access from their garages.
9. It appears from the plans that the existing playground area will be raised to a level of the top of the stairs at the western end of the existing playground. That would appear to be an increase of 1 metre above existing play area that will form the roof of the subterranean sports facility. The existing court used only by the Junior School is to be reconfigured and two new courts will occupy that area running north and south and will be used not only by the Junior School but for the Senior School. The combination of increasing the footprint of the area and increasing the usage will create significant increase in noise level which includes not only during week days before and after school hours but also Saturday sport. With that increase in usage one can also expect greater congestion of traffic in the area and no provision has been made in the plans to accommodate additional parking.
10. Finally, the advice given by representatives of the School is that work to be undertaken in the Junior School will not occur for 10 years. It is

unreasonable that approval be given for a concept plan that will not be acted upon for 10 years.