

25th May 2018

Mayor and All Councillors
North Sydney Council,
200 Miller Street,
North Sydney, 2060

council@northsydney.nsw.gov.au

Dear Mayor and All Councillors,

SUPPORT NOTICE OF MOTION FOR THE REDEVELOPMENT OF ST ALOYSIUS COLLEGE AND LORETO KIRIBILLI - NORTH SYDNEY COUNCIL MEETING – 28TH MAY 2018

We are writing to support the Notice of Motion and to express concern over the proposed SSD application being advanced by St Aloysius College for its Junior, Middle and Senior School Campuses.

We have an apartment in Craiglea which is a heritage listed property that comprises 19 residential apartments and is located at 49 Upper Pitt Street and 88 Kirribilli Avenue, Kirribilli. Craiglea is adjacent to and runs parallel to the eastern boundary of the Middle School Campus.

The purpose of writing to you is to ask that you vote in support of the Notice of Motion at the Council meeting on Monday 28th May 2018 in respect of the St Aloysius College and Loreto Kirribilli State Significant Development (SSD) Applications that are currently before the NSW Minister for Planning awaiting determination.

While the Notice of Motion essentially relates to the traffic and parking implications of both developments we are concerned over many aspects of the St Aloysius development and the manner in which the school has progressed this application.

Our concerns are:-

INADEQUATE LEVEL OF CONSULTATION.

There is a lack of adequate documentation. No lighting plan, no structural details for the glass barrier and no clear operations plan for the roof top terrace. Insufficient level of architectural and technical details to fully understand how the proposed development will impact our amenity. We are extremely disappointed at the manner in which St Aloysius have represented our concerns in the EIS. The failing of the EIS documentation its inconsistency, inaccuracy, its significant omission of information and its self-serving and unsupported conclusion that the Minister should approve the application.

ARCHITECTURAL AND TECHNICAL PLANS

St Aloysius have not provided sufficient level of architectural and technical detail to residents to enable meaningful and appropriate feedback to be provided. A lighting plan was not submitted and there are no structural details for the 2.4 metre high perimeter glass wall. The specialist reports that address visual and heritage impact are also misleading and not accurate.

THE ROOF TERRACE

The roof terrace will not be Astroturf but painted concrete which will create noise. While the glass barrier could improve the noise outcome it needs to be remembered that the existing noise levels do not comply.

An extensive roof top playground which will create adverse visual, acoustic and privacy impacts for residents of the adjacent residential apartment buildings.

The School is not prepared to clearly state the amount, type and time of functions intended for the new roof terrace.

The SSD applications and the capital investment both schools are making is significant having a combined value of \$232.5 million (Loreto \$100 million and St Aloysius \$132.5 million). However, the plans being advanced are not based on any robust analysis of how they operate, at the present time, within the broader Kirribilli community. An assessment of 'adequate baseline data' was a requirement of the Secretary's Environmental Assessment Requirements (SEARs) that was issued for both SSD applications. Analysing baseline data is essential to understanding what is working, what isn't working and what needs improvement. There is an underlying presumption across both applications that there are no issues with how these schools currently function as part of the broader Kirribilli community, they assume no projected increase in student or staff numbers and they conclude there will be no greater environmental impact resulting from the execution of their plans. This is a convenient yet unsupported proposition.

The starting point for any master planning and design process is to define the baseline operating condition. This includes strengths, constraints and opportunities. At the present time, the impact from how these schools operate extends well beyond their campus boundaries and these applications must evaluate this operating context-both internal from within the school campus and external outside of the school campus.

We believe an external assessment is required before a development plan can establish a 20 or 50 year framework for growth. Both SSD applications are being progressed based on a premise that there are no pre-existing issues with how their school campuses presently function within the Kirribilli locality and clearly this is not the case.

By supporting the Notice of Motion on Monday night you will help to ensure that both schools progress applications that address not only their immediate internal leaning requirements but also their external operational issues. Taking the time now to critically review and refine these SSD applications will ensure that the final development plans being advanced by St Aloysius College and Loreto Kirribilli have fully considered and addressed the long term needs of the broader Kirribilli community.

If you would like to discuss any aspect of this submission, please do not hesitate to contact us.