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Assessment Planner
Major Project Team
NSW Department of Planning & Environment
320 Pitt Street
Sydney, NSW 2000

Dr S Bhar
79 Homebush Road
Strathfield, NSW 2140

RE: SSD 8669 St Aloysius College Redevelopment

PURPOSE: OBJECTION TO THE PROPOSAL

Dear Sir,

I am writing in reference to the above redevelopment proposal.

My husband & I are the owners of Apartment 602, Craiglea Apartments, which is adjacent to St Aloysius College. The entrance gate to Craiglea House in which my apartment is located, is off Upper Pitt Street and next to the School.

I have several concerns regarding to the abovementioned proposal.

1. Parking:

The current situation in Upper Pitt Street and neighbouring streets is one of narrow streets and traffic flow and too little parking available for the demand present. In addition, the school has **no Kiss and Ride** facility for dropping of or picking up the students. This means that during the peak traffic time there is a massive congestion in the area while parents are trying to drop off or pick up their children. There is also no current allocation for teacher & staff parking at the school and there is no adequate provision for this in the proposal as far as I can determine. With this proposal, I foresee that the area will have insurmountable pressure placed on it in the parking arena.

2. Traffic Congestion:

a. At the College and Upper Pitt Street:

Following on from the above point is the natural consequence of traffic congestion. As mentioned above, due to the lack of planning and the structure and width of the road network and roads in this area, and of these two streets, there will be massive traffic congestion in this area. This means that access & to the entrances of our properties is going to be extremely difficult and congested.

b. For the Kirribilli locale:

The traffic congestion will end up affecting and congesting the whole roadwork network back to under the bridge and Milson's Point. Currently, there is traffic backed up during these peak times and with the increase in capacity of the school, together with the cement and supply trucks and concrete mixers, this whole area is going to be extremely difficult to traverse.

This means that all residents of this locale are going to be severely and adversely affected.

3. Noise & Privacy Issues:

The redevelopment plan is advocating a large roof-top playground area. This is going to cause major problems to the buildings next to and around it. A fair number of residents are in the more older age-group and one of the prime advantages of this area is the peace and quiet. Currently, there is some noise issue which is impacting our building, but as the playground area is on the ground and there are walls surrounding it, there is some mitigation to this noise. The noise of hundreds of kids playing can be extremely loud and upsetting to some and can have detrimental/negative health impacts on the residents of the neighbouring area.

The fact that the playground is going to be a couple of levels higher or more and on the rooftop is I feel very concerning. There is the safety issue. There is also the issue that the noise will be straight in the bedrooms of the neighbours and will now also impact apartment buildings on the street above us as well.

Not only is the noise an Issue but also there are concerns about the potential invasion to the neighbours privacy, especially if the playground is on a high rooftop level.

4. Student Congestion and Chaos:

The Kirribilli area has narrow pavements and with the cars parked, narrow roads. The North Sydney Council area has quite a few schools within their boundaries. Expanding St Aloysius, especially the Upper Pitt Street site is a feel setting the council up for serious problems in the future. The number of kids flowing through the streets and using the public transport is already causing stress and problems for the pedestrian traffic flow in the area, as well as impeding vehicular traffic due to the manner in which the students tend to follow the road/pedestrian traffic rules. This situation is going to be severely worsened by the redevelopment, especially with all the workers trucks etc being there. There is a concern re student safety as well.

5. Ambience & Aesthetics of the Street and Harbour Foreshore:

The redevelopment is going to cause some aesthetic concerns, especially with the vertical walls that are proposed. The school is going to be an eyesore especially when viewed from the harbour. The whole ambience of the street and of Kirribilli Avenue will be negatively affected. The building is also going to block/close in some of the neighbouring properties like mine. This is also going to negatively impact on the value of the properties around the school. A lot of owners have bought in this neighbourhood have done so for the ambience, to downsize and for the peace and quiet. If they are like us, this is an ideal place to retire and live in. This will no longer be the case if this redevelopment goes ahead. The College has not adequately addressed or planned for the adverse impact their plans are going to potentially have on the neighbouring properties in terms of value, peace, quiet, overall ambience and aesthetics. These streets and the buildings on it are on the Harbour foreshore area and I do not feel that what is planned is aesthetically appealing as an addition to the Harbourfront, especially as focus is already on these streets due to the Prime Minister's residence being located around here.

6. Heritage Listing:

Craiglea House is Heritage listed as I presume would be St Aloysius College. This area has a lot of Heritage imbued in it and a lot of properties are if not Heritage listed, at least, Historically significant. I believe that this redevelopment proposal would adversely affect this area and impact reduce the impact and value of these Heritage listed and/or Historically significant properties.

7. Timeframe of the Proposal:

The Redevelopment process is proposed to be done over a Seven (7) year period. To have to live in an area or even ask any tenant to live next door to a construction zone with all its noise, congestion regarding traffic and even pedestrian thoroughfare, reduced access or impeded egress from where you live, for seven (7) years is appalling. As a lot of residents are semi-retired or fully retired, the fact that the work will be done in the day is not good. Construction starts at 7am and the noise and stress from this time of the morning can negatively effect the health of the neighbouring residents.

In conclusion, due to points mentioned above, **I object to this redevelopment proposal**. It is my belief that if this proposal goes ahead, there are severe safety issue for the students themselves, the road and pedestrian network will be overburdened and untenable. Movement into and out of our properties and even in the streets around will be extremely hard with traffic congestion and jam, along with trucks impeding or blocking roads. The residents in the area will be under continuous stress from this situation together with the noise and in the end have their quiet and privacy intruded on by a roof-top playground. To suffer this for seven years (7) and end up with what is proposed will, I believe, be a negative addition to the neighbourhood and adversely affect the residents' health and the value of their property and/or income.

Yours Sincerely,



Dr Shashi Bhar