

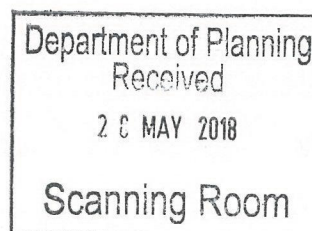
25 May 2018

NSW Department of Planning and Environment
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320 Pitt Street GPO Box 39,
SYDNEY NSW 2001.

The Hon Ms Felicity Wilson MP
North Shore
C/- Parliament House
CASTLEREAGH STREET
SYDNEY NSW 2000



Mayor and All Councillors
North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2061 Attention Mr Kim Rothe, Planning



Dear Council and Mayor and all Councillors
Ms Felicity Wilson MP
Assessors DPE re SSD 8669

**DEPT OF PLANNING AND ENVIRONMENT SSD 8669
REDEVELOPMENT OF ST ALOYSIUS CAMPUSES ON THE KIRRIBILLI PENINSULA**

SUMMARY

At the outset let it be recognised that the Jesuit Order is doing what responsible heads of corporation would – or should – do for the good of the company.

However, that side of things is not the only consideration.

Kirribilli is almost an island, with difficult, even in places, dangerous street access.
Why congest this densely populated suburb further?

Which is what the St Aloysius **Plan Magis** proposals portend.

St Aloysius assert that the large-scale scope and expense over seven years is simply to “make better use of existing facilities” with “no extra enrolment” envisaged or planned.

At this time. The reality is that the whole project will last the best part of a decade – 7 years – on a staged basis, which means rolling or continuously.

DEMOGRAPHIC

Has St Aloysius outgrown its suit? The College has moved twice before.

There is an interesting demographic that does not appear in focus anywhere in the nearly 1000-page documentation presented by DPE for public perusal this month.

St Aloysius – and its sister-College for girls, Loreto, nearby in Carabella Street, are prestige institutions that draw enrolments from as far away as the extreme edge of Sydney, over distances comparable to the size of some small European countries. I know of one specific family whose sons attend(ed) from Thornleigh – and it is reasonable to assume others like.

Is no one asking the question why, if the good Jesuit Order wishes to maintain its tradition of top quality education (over 500 years now) why such establishments cannot be opened where the real population of Sydney and its leaders one day actually live? Only in recent days the NSW State Minister for Environment and Planning has forecast a conurbation, a trinity indeed, of Sydney, Paramatta and Penrith.

OTHER DRAWBACKS

What has been on display in a 1000 pages volume, most of it of technical exploration data, does not really focus on the drawbacks of a project of this scale in the middle of a residential area.

NOISE

What for example of the frequent intrusion of noise from the elevated sports facilities envisaged for the roof of the refurbished Senior school fronting Upper Pitt Street? The one blessing is that infill of the quadrangle will - or should - obviate the decades long intrusions of every fall-in assembly invading living quarters, in some cases of the bedrooms of studio flats in the vicinity.

CLOGGED STREETS FOR THE DURATION

There is no provision for adequate reserved - not least that necessary during the works stages - nor increased underground expansion as exists at the Wyalla campus on the plea that no increase of enrolment is envisaged.

During the construction phase the already congested streets will be choked by the heavy vehicles of men at work on site - as they have been for the past year and more in what is a residential zone immediately adjacent to the Senior campus on Upper Pitt Street.

Kirribilli is already full. The evidence - and danger - of this is manifest every school day and afternoon as parents insist on delivering and picking up their children, too often in vehicles the size of armoured tanks.

OVERSHADOWING

Others have mentioned the prospect of overshadowing - which would seem to affect especially the southern face on Kirribilli avenue.

Concept drawings show the new height of the rebuilt Senior building no higher than the prominent Cross already on the building. However, on the Upper Pitt Street side there is to be a kind of parapet or amenities block raising the height of that side by what appears to be another storey added. This may well be a "privacy" barrier (in whose direction, but how effective as a noise barrier?

BUILDING HEIGHT CREEP

There is the precedent of Kirribilli Manors at 55 Upper Pitt Street where five floors were approved but, in the event, exceeded by the subtle afterthought manoeuvre of "parking creep" - not to mention the addition since of "conservatories" on the roof.

ASBESTOS

Asbestos is mentioned though only in a caveat clause conditional on any actually found. The Senior campus - Great Hall and Chapel date from the 1960s, an era when asbestos was considered safe. Expect to find some.

RESIDENTIAL PARKING RESTRICTED

The documents say nothing about the loss of residential street-parking permit spaces for the duration and St Aloysius asserts that the works will not include extra parking within its precinct.

So construction vehicles go where? For seven years.

Seven years of disruption and aggravation to adjacent residents, anywhere along Fitzroy street, and especially around school drop off and pick up times

CONCLUSION

Many aspects that militate against the public interest, and especially those who actually live adjacent that DEP is asked neither to overlook nor underestimate.

What has been revealed so far has been only somewhat enlightening and the vagueness provokes questions that should be addressed by any assessors.

The DEP volume sent to North Sydney Council for public access includes the following:

DEP invites [North Sydney] Council to comment on the proposal, including advice on recommended conditions of contract, by COB Monday 28 May 2018.,

Council has sought two weeks extension for such comment. It is certainly warranted if rate payers have any stake at all.

The assertion is that the proposed works are to upgrade what is already there on the three campuses. This pledge is not yet as tested or transparent as it ought to be.

Yours faithfully

