

**ST ALOYSIUS COLLEGE REDEVELOPMENT SSD 8669
SUBMISSION BY THE OWNERS CORPORATION SP1036:
48 UPPER PITT STREET KIRRIBILLI.**

We have been engaged by the Owners of 48 Upper Pitt Street Kirribilli to examine the Development Application for the St Aloysius 'Plan Magis,' (Master Plan), specifically for the College's Middle and Senior Schools. The College and their consultants have met with us and representatives of the Strata Committee as the plan has evolved. Those attending the briefings understand and support the general strategy, but are concerned about some aspects that will affect views and amenity of residents at 48 Upper Pitt St.

VIEW IMPACTS

All units at 48 Upper Pitt St have views to the south and west, towards or over St Aloysius Middle School (main campus) or Senior School (Wyalla).

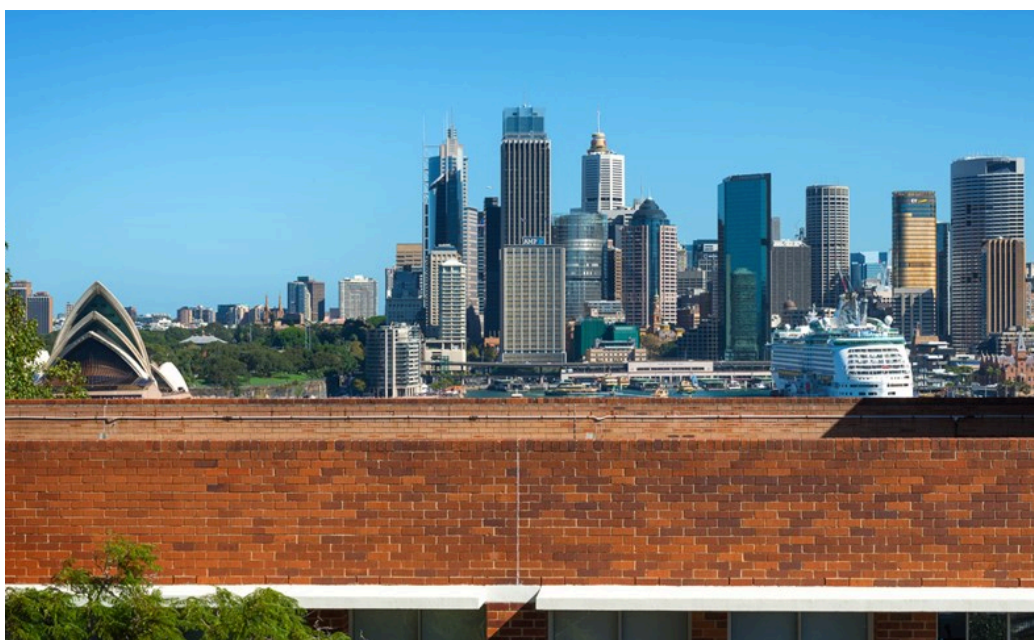
The city views from apartments on the 1st floor are currently blocked by the main campus buildings. Apartments on the 2nd floor and above look over to main campus buildings to the City, Harbour Bridge and Opera House. These are all classified as 'Iconic Views' in planning case law.

We note that the view impact assessment in the Development Application uses photographs taken from unit 27, which is on the 5th floor of 48 Upper Pitt St. The view impact from units on the 2nd and 3rd floor is more significant, particularly the impact of the proposed balustrade and screen to the south and east edges of the roof-top play area. Refer to photographs A and B.

The drawings of the new East Wing on Upper Pitt Street appear to show an increase in the parapet height from the existing RL43.21 to RL43.49, an increase of 0.28m. Similarly, the new façade element above the main entrance appears to be raised from existing RL46.29 to RL46.96 an increase of 0.67m. Both changes appear to be quite unnecessary and would have a severe impact on views from the 2nd floor units, as shown in photograph A.

We cannot find exact height of the proposed roof-top plant enclosure on the new East Wing – it may also have an impact.

Some of the parapet heights are not entirely clear, or may contain errors. For example Section 3 on sheet DAU301 shows parapet to the new East Wing as RL46.64 rather than the intended RL43.49 for that part of the section.



Photograph A – View from Unit 6, 2nd floor 48 Upper Pitt St.

NOISE

Residents in all the surrounding buildings will be very concerned about noise from the roof-top. Any use of amplified sound, voice or music, would exacerbate this problem and should not be permitted. The hours of use should be restricted to normal school hours and be listed in the consent. Any out-of-hours use, for example New Years Eve or Australia Day, may be considered but must be listed in the Consent.

DISTURBANCE DURING CONSTRUCTION

The master plan will take many years to complete. The residents of 48 Upper Pitt Street understand the disturbance caused by demolition and construction as they have been experiencing the impact during their own building upgrade. The builder, architect and owners have actively worked with the College to reduce impact on the school wherever possible, by coordinating timing of noisy demolition, road closures and other key works to suit the school's timetable. Regular meetings between the builder and college have been invaluable. Similar arrangements should be put in place when the school's building work commences.

Access to the site for construction traffic and materials handling is very restricted and will need careful planning and good site management to avoid the inconvenience of frequent road closures.

The proposed crane will impact on resident views. Its location, height and duration should take this into account.



Photograph B – View from Unit 13, 3rd floor 48 Upper Pitt St. Taken 2016.

REQUEST FOR FURTHER INFORMATION AND MODIFICATIONS

The Owners of SP1036 request the Applicant provide the following:

- Height frames to indicate position and height of the parapets, glass roof top canopy, new lift motor room and plant enclosures.
- Details of proposed glass balustrade and screen to the roof-top play areas. The screen, from 1200mm to 2400mm height above finished roof-top, should be clear frameless glass, without metal posts or support frames, to minimise view loss.

The Owners of SP1036 also request that the application be modified to incorporate the following:

- Amended parapet heights to the new East Wing and the new main entrance façade element, to keep them at or below the existing heights in the same locations.
- Amended consultation strategy during construction, to include regular coordination between the college, its builder / project manager and a representative of the Strata Committee.
- No sound amplification shall be used on the roof top play areas.
- Hours of use for the roof-top play areas be restricted to normal school hours.
- That out-of-hours use of the roof-top be restricted to New Years Eve, from 5pm on 31st December to 1:30am on 1st January, and Australia Day, 26th January, between 9am and 9pm.
- That roof-top shade structures and mature planting be kept below the view lines from the sitting positions in all 3rd floor units at 48 Upper Pitt St.

Thank you for your consideration of these matters.

Yours faithfully,
Paul Berkemeier Architect Pty Ltd

A handwritten signature in black ink, appearing to read 'PB', with a long horizontal flourish extending to the right.

Paul Berkemeier
DIRECTOR

26 May 2018