Address 12/119 ARDSLEY ST
COOGEE
Date: 8/11/14

The NSW Department of Planning & Environment
Major Projects Assessments
Planning Service
GPO Box 39
SYDNEY NSW 2001
email to: peter.mcmanus@planning.nsw.gov.au

TO WHOM IT MAY CONCERN
RE: SSD 6339 St Catherine's School Campus Master Plan and Stage 1 development

I am writing to object strongly to the Masterplan DA and Stage 1 proposals currently before the Department of Planning & Environment as lodged by St Catherine's School, 26 Albion Street, Waverley.

- I object to further overdevelopment of the School campus with all new buildings reaching over the allowable height of 9.5 metres and part over 19 metres. I object to the justification for this excess being that many buildings on the site already exceed 9.5 metres.
- I object to more buildings exceeding the allowable density, or FSR (floor space ratio) of 0.6:1. Already the school is 50% over the density for the zone, and 1:1 is proposed, taking it to 100% over. Open space, trees and gardens on the site are vanishing.

The excessive size of this proposal contrasts the school starkly with surrounding residential property. Buildings already loom over homes, blocking light, air and views. This will get worse.

- I object to the lack of a comprehensive and sustainable transport plan. The school is increasing its dependence on individual car based transport for over 600 of its students, clogging up all surrounding streets for drop offs and pick ups. A new entry on Macpherson Street will draw students away from the Albion Street bus hub, not towards it;
- I object to the school's expectation that teachers, staff, cleaners and other services people must park in local streets because the school does not provide enough on-site parking;
- I object to proposed year round, regular use of the new indoor heated pool complex, and more noise and disturbance coming from early morning and evening swimming sessions putting more strain onto local streets for parking;
- I object to the likelihood of more noise and disturbance coming from more events at the new theatre and entertainment terrace, relying on local streets for parking;
- I object to the lack of adequate parking on the school site. The school relies on local streets, including for teachers, volunteer and office staff, and tradies vehicles during construction. All other landlocked private schools in the region provide staff and visitors with an on-site parking station. Why not St Catherine's?

I object to St Catherine's not taking into account cumulative effects of congestion from nearby developments including Loretto at 363-7 Bronte Road, Bronte RSL at 113 Macpherson Street, and 60-place Child Care Centres each at 23 Macpherson Street and Bronte Bowling Club,16 Wallace Street.

St Catherine's is diversifying into commercial activities and should comply with planning controls for parking, on site drop off and pick ups, active travel, hours of operation, caps on student numbers and the provision of annual lists of major events to Council and the Precincts.

Yours faithfully

Signature..... Print Name PATRICK Conti
Phone Number 0295357173