

Application ID: SSD-10473 (Marist Catholic College, North Sydney)

I OBJECT to the proposal in its current form:

- Document References: Environmental Impact Statement MCCNS 16Feb2021

Appendix A - Architectural Drawings

Conservation Area Study for the Holtermann Estate Conservation Area, 1998

North Sydney DCP 2013

Reasons for Objection (issues raised herewith relate only to Carlow St)

Scale and Design of the proposed 5-storey additions along Carlow St

- From an architectural and aesthetic viewpoints, the proposed five storey additions at the corner of Miller St and Carlow St is sound, functional, and utilitarian in design; but it is devoid of any acknowledgment and affirmation of its Heritage surroundings. Surely a design that is consistent with the objectives of North Sydney DCP 2013 and "Conservation Area Study for the Holtermann Estate Conservation Area, 1998" is possible. As an example, Wenona College down Miller St and Ridge St has managed over the years to expand keeping in synch with its surroundings (Commercial along Miller St and Residential along Walker St). If approved, the massive scale of the Marist School Development proposal will stand out as an anomaly and incongruous with its immediate surroundings for years to come especially along Carlow St. Carlow St is a suburban quiet oasis amidst an urban CBD and serves to remind people of its history and heritage and the need for preservation. This 5-storey building addition which will be as tall as St Mary's Church, and will span from Miller St to #25 Carlow St, will be visually odd and out of place. The design should incorporate features that will enhance Carlow St's Heritage history.

Noise and privacy

- As the construction will take 4 years, a solution must be found to minimise noise and maintain residents' privacy. A temporary enclosure similar to that of the construction of Victoria Cross should be a requirement. A lot of residents have been working from home due to the pandemic, and it is likely it will stay this way for some time.
- When the School becomes operational, all glass windows that would be installed in classrooms facing Carlow St ought to be double-glazed for noise reduction and tinted for privacy.

Underground parking

- The underground parking that will be built under Carlow St will span the length and width of Carlow St. It is possible that with the increase in vehicular traffic and the excavation of soil, structural damages to the residential houses could occur at any time. Which government department(s) will be responsible for remediation and compensation.

Street parking

- Carlow St is a 2-way suburban street that provides parking space to visitors and residents alike. The 5-storey addition of the School will span across the existing 20 public car spaces.

What will happen to these car spaces, during construction (interim), and when School is operational (permanent)? As is, it is already difficult to find a space both on weekdays and weekends. One possibility is to expand the coverage of Area 21 (which Carlow St sits on) for residents.

Air Quality and pollution

- An underground parking with 71 car spaces will emit pollution from car fumes and heat. Where will these harmful elements be funnelled to? Consideration must be provided to the residents of Carlow St.

Traffic congestion

- With a single lane for entry and an exit for the underground car park, and with the 2 on-site pick-up/drop-off areas, and Carlow St being a 2-way street, traffic congestion will most likely occur with the convergence of vehicles coming off the east (Miller St) and west (West St)

Piazza

- Is this necessary? there is already the St Leonards Park nearby. The space allocated for a Piazza could be used functionally by the School and helps reduce the scale of the additions.

A Public hearing ought to be held as this is a complex development affecting multiple streets and residents