

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

I OBJECT to the proposal in its current form:

- Document References: Environmental Impact Statement_MCCNS_16Feb2021
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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 viewpoint, the proposed five storey addition at the corner of Miller Street and Carlow Street is huge in scale and absent of any features that acknowledge and affirm its Heritage surroundings. It will stand out as an anomaly and will be incongruent with its immediate surroundings along Carlow St. The design should incorporate features that will enhance Carlow Street's Heritage history.

Noise and privacy

- As the construction will take 4 years to complete, a solution must be found to minimise noise and maintain residents' privacy along Carlow Street. Many Carlow Street residents have been working from home due to the pandemic with this likely to stay the same for years to come.
- All glass windows in classrooms facing Carlow Street should be double-glazed and tinted for privacy to reduce noise and maintain privacy for the residents of Carlow Street.

Traffic Congestion as a result of Underground parking

- The underground parking should not increase the flow of traffic into Carlow Street, impacting residents who need to use this street to come and go from their homes.

Street parking

- Carlow Street is a 2-way suburban street that provides parking space to visitors and residents alike. Carlow Street residents are already impacted by Café customers (Sotto and Eighty Eight) who park on Carlow Street and limit available spaces for resident parking. Action must be taken to ensure Carlow Street residents do not lose street parking spaces during construction (interim), and when School is operational (permanent). It is already difficult to find parking spaces on weekdays and weekends along Carlow Street.

Air Quality and pollution

- Underground parking with 71 car spaces will emit pollution from car fumes and heat. A solution needs to be provided to ensure these harmful elements will not be funnelled out to and impact the residents of Carlow Street.

Piazza

- Options to pursue the space currently allocated for a piazza should be explored as a way to help reduce the scale of the additions

A Public hearing should be held as this is a complex development affecting multiple streets and a multitude of residents.