

[REDACTED]

13<sup>th</sup> August,2019.

Independent Planning Commission  
Level 3, 201 Elizabeth Street, SYDNEY

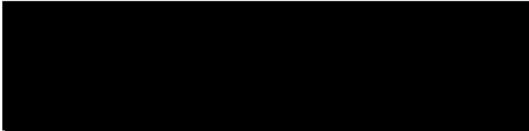


**Re: SSD 8669 St Aloysius' College Redevelopment**

We, Clive and Patricia Austin live at [REDACTED] Street in one of a set of three terraces that were built in 1873. We have lived in this property for 20 years.

These terraces have sandstone block foundations with no mortar. Our vehicular access is to the rear in Bligh Street opposite the southern boundary of St Aloysius College Junior School and directly opposite the playground area which the School proposes excavating to a depth as shown in plans and reports of between 8 and 10 meters. Our main living area is to the north and fronts Bligh Street.

Between 5 and 6 years ago the middle terrace commenced renovations and in the original design there was to be a new basement level to accommodate a laundry and cellar. Council approval was given with the proviso that excavation was to be carried out using a water drill to limit vibration and damage to the attached dwellings. However, as excavation for the building progressed the owner became aware of serious water flow problems and sought a Geotech report. The amount of water flow through the sandstone between the houses and the shattered state of the sandstone brought the excavation to a




halt. Upon being told he would need to install a permanent pump to control the water the excavation was abandoned. This was for an excavation of 3 meters. The excavation planned by the school is between 8 and 10 meters. The size of such an excavation and its bulk within only a few meters of the surrounding terraces most of which are over 100 years old is terrifying!!!!

We have many concerns about the project but will limit our comments to that portion that relates to the Junior School Concept Plan.

These are summarised as follows:


1. That the intended extensive excavations by the School will cause deleterious issues with the natural waterflow through the sandstone and impact adversely upon those properties surrounding the Junior School which are all set on the same sandstone area.
2. The process of excavation to such a level will cause structural damage to the houses as we experienced significant vibrations within our house when work was being undertaken in the Senior School about 10 years ago. These excavations were not being carried out on our doorstep. The Geotech report submitted by the School sets out the extent of the work that will need to be undertaken for the proposed excavation and outlines the noise, complexity and dangers associated with the work.
3. The plans indicate that the new outside basketball court will be raised about 2 meters above the existing level outside our property and between 4 and 5 meters above the road at Crescent Place/Burton Road. This increased bulk and height will significantly increase noise levels. We



understand now from a recent discussion with the School that it is intended for the court to be used by the Senior boys as their present court will revert to other school activities. We also understand grandstands are to be erected again raising the noise level especially in the weekend and impacting upon our privacy. In addition, an extensive fence will be erected along the boundaries all of which are not described in the Concept Plan.

4. The material provided by the School shows the excavation having no set back from the Bligh Street boundary but states there will be no tree removal. That defies logic. To achieve the retention of existing mature trees would require a setback of 4.6 meters above and below the ground.
5. Whilst the School states that there will be no increase in student numbers as a result of the development there has been a gradual increase over recent years in student numbers and a significant increase in teacher and staff numbers. As most students and staff are residing outside the Kirribilli Village this has placed pressure on limited parking and increased traffic congestion. This is a real issue and there is little stated in the proposal as to how that is being addressed by the School. The streets around the Junior School are narrow and as such have restricted parking and are designated one-way traffic. Any increase in traffic as a result of larger use by students and their parents at sporting and many school functions will place enormous pressure upon the current limited facilities.
6. We object strongly to this proposal being submitted as a Concept Plan leaving many major concerns unresolved or addressed. For a School that prides itself on community

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concerns we would expect they would provide full details of the proposal rather than a broad Concept Plan. If those details had not yet been determined by the School, then they should delay lodging the application till such time as when the detailed plans are available for discussion and comment. Not an unreasonable request by the neighbours for such a project that has immense ramifications on the immediate environment and the Village.

Yours faithfully,



**C.N. & P.L. Austin**