

Concerns related to development plans for St. Aloysius School

The recent filing by the North Sydney Council with the State Planning Department raises numerous concerns related to plans submitted for the three campus locations of St Aloysius school. Many of the exceptions raised, based on State Development code as well as DCP 2013 requirements for the North Sydney district, apply to the proposed development of the Junior School which is the primary focus of this submission.

There are three major concerns related to the plans for the Junior School whose perimeter is adjacent to residential properties on Carabella and Fitzroy and commercial properties on Burton and Broughton:

- (1) Risk of damage to properties: Significant risk is associated with the proposed excavation which we understand will exceed 3 meters below ground level. Damage to adjacent properties from earth movement during construction is an obvious risk. Longer term risk associated with altered water flows within Kirribilli may be of even greater concern.
- (2) Further erosion of Kirribilli's unique charm and character: Invasion of privacy, noise pollution, greenway reduction and claustrophobic over building are just a start to the concerns related to inappropriate development in our community. Time to call a halt to ignoring the residential character and heritage elements that residents' value.
- (3) Unmanageable traffic congestion: With the lack of "drop-off/pick-up" zones to accommodate the current student population, inadequate parking for faculty and school events, and the construction-clog for extended periods, the impact on residents is apparent. Any casual observer would testify to this problem which should be documented by government officials. This situation will only become worse with the planned facilities that will allow an increase in the number of students and increased use of facilities by students from the Upper and Middle Schools.

Based on these concerns and other substantial issues raised by the residents of Kirribilli, I recommend the "Concept Plan" submitted by St Aloysius School be REJECTED.

A modified plan (or Consent Requirements if the plan is approved) should address the concerns noted above. In addition to constraints intended to address these concerns the following must be specified:

1. Constraints must be put on large areas approved for future Development Proposals. All North Sydney and NSW building codes and guidelines must be enforced rigorously.
2. Substantial set backs from the perimeter of St. Aloysius Junior School, for all above ground and below-ground developments, must be explicit in any approved "Concept Plan".
3. Specific limitations on enrolment and faculty (full, part-time and temporary) headcount with independent monitoring.
4. Parking must be provided on site for a fixed percentage of total faculty. In addition faculty stickers must be displayed on all faculty cars parked within the boundaries of Kirribilli. This would enable monitoring of St Aloysius's impact on parking available for residents and commercial use.
5. Specific limitations should be put on all after hours use of each campus facility with particular attention to sport courts and roof top facilities. Limitations should include time of day restraints, and frequency of events open to non St Aloysius' students. Events open to those, other than faculty or students, should be substantially limited.

All conditions set forth by the NSW Planning Department Report related to SSD-8669, documented in Schedule B "Conditions to be Satisfied in Future Development Applications", should be augmented to cover the concerns raised by the residents of Kirribilli. All conditions should be rigorously enforced and monitored by "Independent Professionals" paid for by St. Aloysius. Transparency of the approval process and on-going monitoring of compliance must be assured.

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