

OBJECTIONS to Application Number: SSD 8669
Applicant: St Aloysius' College Limited

14 August 2019

To the Panel of Commissioners: Annelise Tuor, Chris Wilson and Soo-Tee Cheong.

We are the owners of Unit [REDACTED] Upper Pitt Street Kirribilli.

Presently from the living space of our unit we enjoy iconic views of the Harbour Bridge and the city. The proposed extended portal entrance above the roof line of the proposed new building will considerably reduce our view of the city skyline, impeding on our outlook and financial investment in a place to call home.

More importantly, the proposed plant enclosures, especially that on top of the north east wing would eliminate our view of Circular Quay and considerably reduce our view of Sydney City and Harbour Bridge and city skyline – a major reason why we purchased our property, to enjoy.

Photos with the applicant's submission (please refer to the "Visual Assessment Report") do not in any way show the true picture of how we are affected – those pictures are deceptive, in that they mislead the viewer by omitting the impact on the majority view from our unit. The visual assessment report has neglected to include these pictures, and have submitted only our far East end balcony view from their 'study', showing views from only one of our unit's bedroom windows. Surely this new plant enclosure can be incorporated within the new building without adding height to what currently exists, stopping the significant reduction of our iconic views from our main living areas, including our living, dining and kitchen spaces.

We believe Level 2 of 48 Upper Pitt Street will have highest visual impact of all unit levels that were mentioned in the Applicant's report for 48 Upper Pitt Street. As the college is directly in front of level two's field of vision, their appendix unfairly starts from level 3 main living areas, neglecting level 2's "high sensitivity" impact on views from our dwelling.

We ask you to refer to our Appendix A, attached, which reflects the realistic obstructions of the proposed new development from our unit. They are significant and of high sensitivity... far from 'minor' or 'negligible' as they would have you believe. We would also like to note the removal of the existing plant enclosure does not seem to affect our view of the city scape from our living, dining and kitchen areas... as currently for us, this is in place of sky not city views.

Whilst the photos we have provided are standing up, when sitting, the visual impact will actually be worsened should their proposed new plans go ahead. These images we have provided have been overlaid using existing plans sourced from the appendices on the department of planning website, along with photos taken from our unit.

In summation, we believe these problems can be overcome by:

1. Reducing the height of the proposed feature entrance portal to the existing building's height.
2. Locating the plant enclosure within the proposed new building, without adding obstruction and height to the existing height envelope. Why not incorporate this into the basement or added room of the newly built structure/wing, rather than adding it to the existing building height?

Our present views are iconic and valued. In accord with decisions of the Land and Environment Court they deserve protection especially as this can be achieved with minimal change to the applicant's plans. We refer to:

Tenacity Consulting v Warringah SC [2004] NSWLEC 140; (2004) 134 LGERA 23.

And a further assessment and ruling of view loss, in the following case;

Wang v North Sydney Council 2018 NSWLEC 122.

While we at present rent in Kirribilli and have this unit currently leased, we are looking to move into our property in the near future to live and enjoy our valued Sydney views. Our building has recently undergone a major overhaul at the expense of over \$11.4 million dollars, which is a significant amount and investment to the improvement of the façade and internal workings and functionality of our building (without, we add – believe not to have added height to the old building).

Further additional objections / concerns we have are:

a) Traffic / parking

The lack of any planning for parking for both teachers and students of the school, particularly as the increase in building surface area, classrooms and amenities is surely to increase school populations in the future. We believe that this is the ideal time to build parking measures underneath the new builds to mitigate parking issues now, and for the future of the community. An opportunity that is unlikely to arise in the years to come to reduce congestion and community impact for residents, their visitors and passing traffic including parental pickups and drop offs. The same can be said for events carried out by the school during after hours and weekends, where the sanctity from noise and traffic / parking availability for the community is valued. From recollection, over 25 years ago, Loreto built a large car parking space beneath their new builds – foreseeing the need for such a relevant part of their building plans.

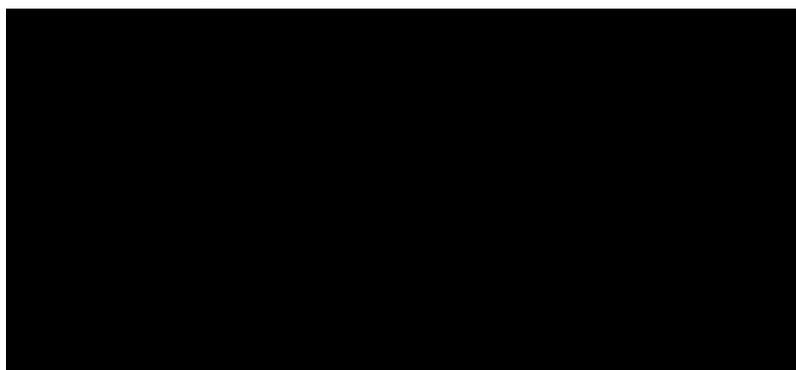
There is a high density in Kirribilli already, and the proposed building development would only increase the density, including traffic and hazards on the streets. Why is there no allocation of kid drop off/pick up zones – more importantly parking underneath the new proposed buildings?

b) Noise, lighting and landscaping

The noise, light and landscaping of this area could impact our amenity. We would like to ensure restrictions are placed on the use of this area and not to allow amplified sound, and to restrict the number of events on the rooftops of the school for functions outside of normal school hours. We ask that there be maintenance of landscaping to ensure the view and impact of growing plants not impede on the view of residents around the new surrounds.

Thank you for considering our point of view (literally!) in determining your decision on the development plans. This opportunity is paramount to our continued enjoyment of living in Kirribilli, and we are grateful for you considering our concerns.

Yours sincerely,



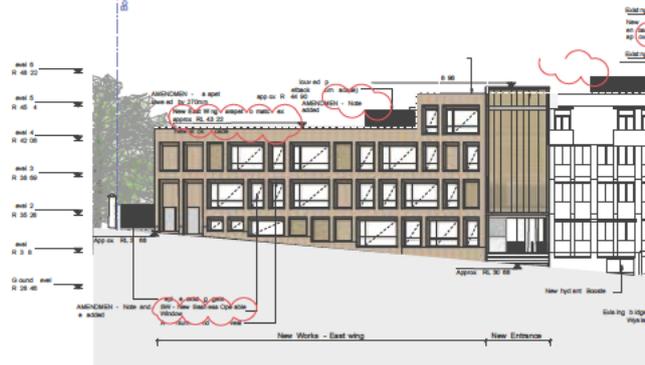
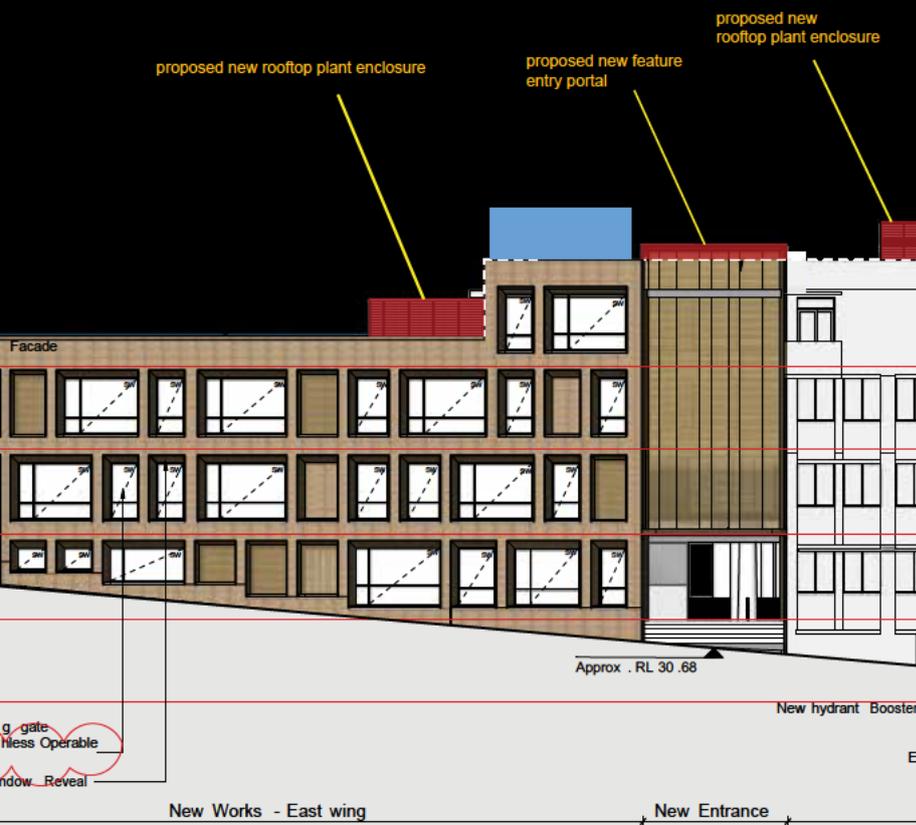
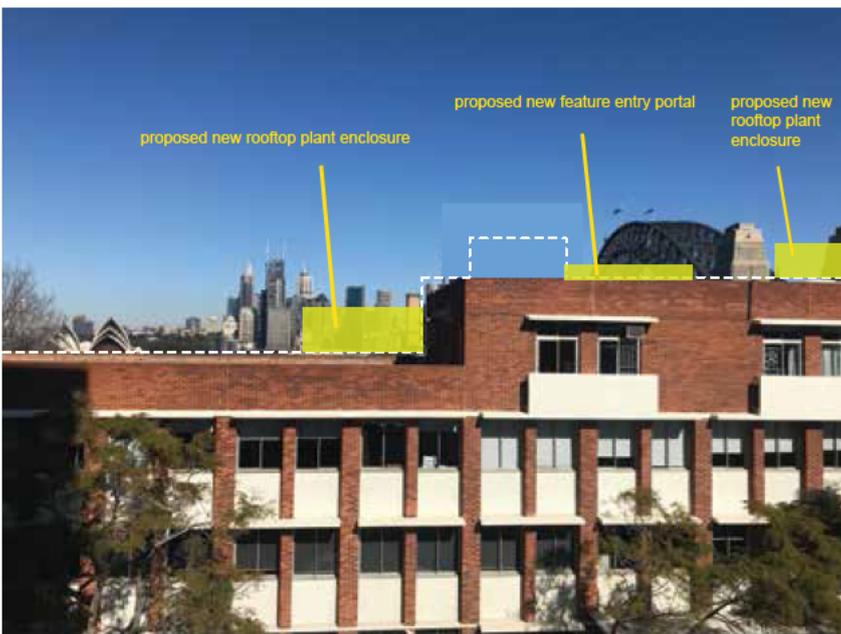
APPENDIX A

OBJECTIONS to view obstructions from the proposed new development plans at St Aloysius.

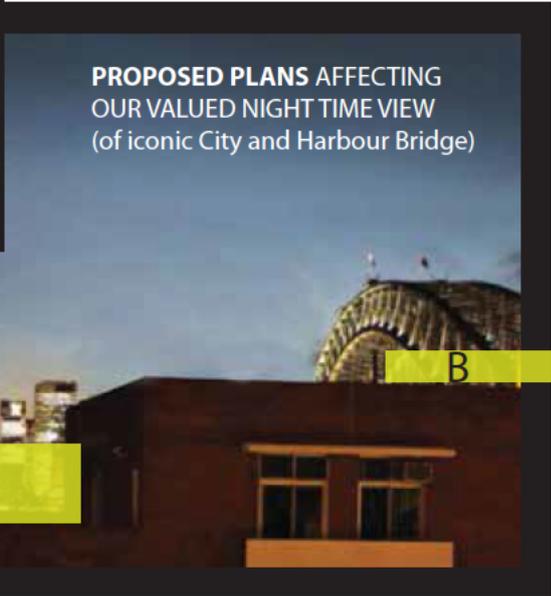
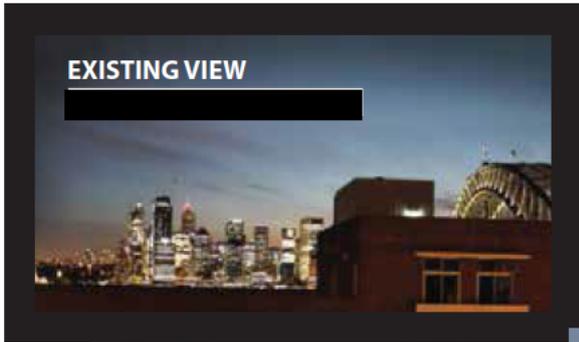
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Based on the plans available on the website, these are guides using overlaid proportions of our existing view, and the plans made public; the yellow and red blockages denote possible view obstructions, given the plans are front on, and exact measurements are not provided (ie., a greater obstruction would potentially occur if the plans are inaccurate and the plant enclosure for example, is bigger than indicated). Nonetheless, which ever way you look at it from our living areas, there are **SIGNIFICANT (not 'negligible' or 'minor' as mentioned in the visual assessment report, view losses from our main, dining and kitchen areas, thus chopping up our iconic and valued views of Sydney.**

ie., The images provided in the Visual Assessment Report have been taken from an angle that doesn't show the existing valued views of Sydney cityscape and Circular Quay and the true obstruction to iconic views from the living, dining and kitchen areas. We believe the Plant enclosures should be contained within the new expansive areas of the new development, without adding height to the existing building's envelope. We ask that the feature entry portal should also not be built higher than the existing structure height, as this it seems is necessary.



1 North Elevation - Upper Pitt Street
Scale: 1:200



Yellow zones indicate guide (based on overlay of plans provided, although they do not specify accurate dimensions which means even greater concern if they are planned to be even bigger than that depicted! ****) to proposed new:

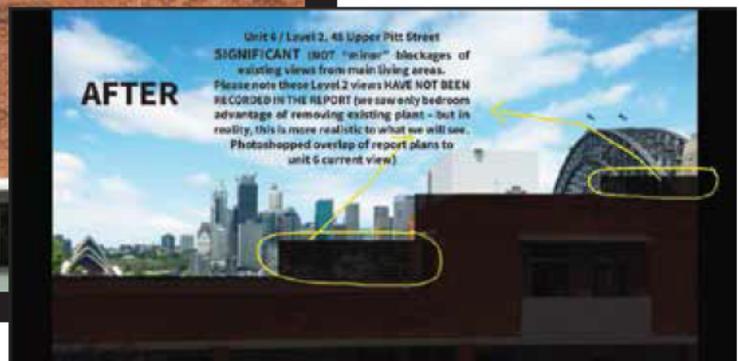
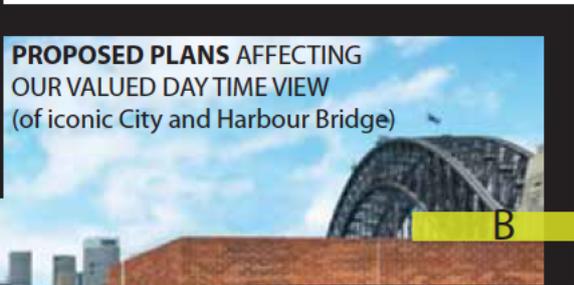
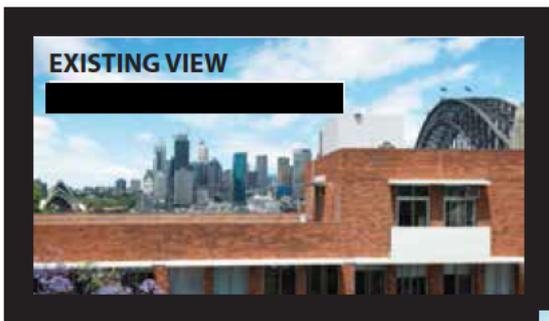


A: PLANT ENCLOSURE ON NORTH-EAST WING and

B: Feature Entry Portal.

Please note the 2nd of 3 Plant Enclosures will also block some view, but is not included in this picture.

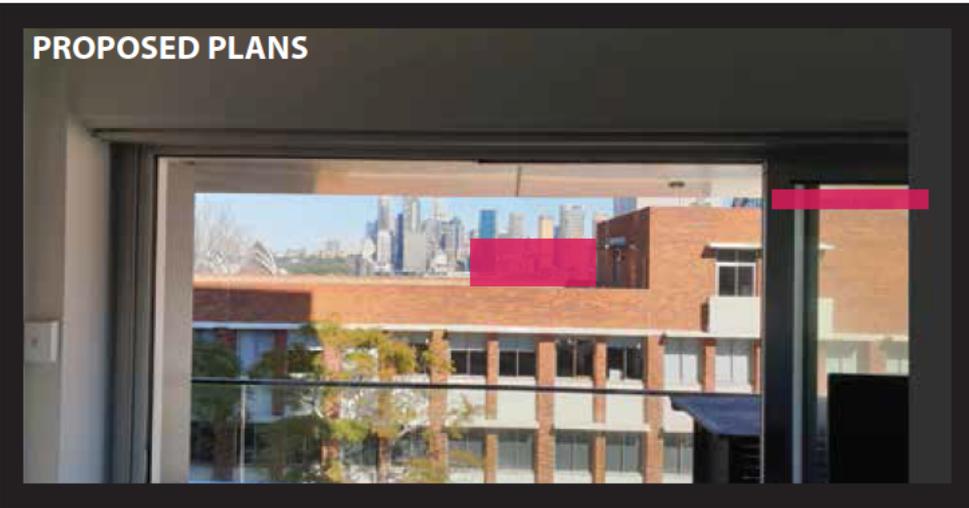
We strongly urge to ensure no height be added to the existing building envelope, and the plant enclosures (paricularly on the Noth-East wing) be enclosed WITHIN the new and expansive buildings. Our iconic views are valued and should be protected.



EXISTING VIEW



PROPOSED PLANS



Further images illustrating obstructions to existing views from our main living area (based on proposed development plans).

PROPOSED PLANS

