

## MEMORANDUM

**To:** The Panel Members – Independent Planning Commission

**From:** Jeremy de Constantin

**Subject:** St Aloysius Development

**Date:** 15<sup>th</sup> August 2019

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Dear Panel Members:

I am an owner at Craiglea Apartments, next door to St Aloysius College.

I have the following concerns and objections to the St Aloysius Development:

1. Uncertainty
2. Lack of Genuine Consultation
3. Transparency over Certification
4. Parking
5. Risk of Fatalities

### UNCERTAINTY

I am still very unclear – as are many of us - what the east facing wall will actually look like between Craiglea Apartments and the school. What is stopping the architects providing this? A rendered digital image is a standard deliverable in projects of this nature and would be an ideal touchstone for all stakeholders to agree upon - and keep the eventual builders honest.

### LACK OF GENUINE CONSULTATION

Throughout this process there has been lacking any genuine consultation. I believe this unilateral style of leadership emanates from the school leadership and unfortunately has its found its way into this very project.

For instance, nobody came back to the Craiglea Owners Corporation with the modifications recently granted (height plans revised and hinged windows etc.) so what confidence do we have going forward about our involvement in safeguarding our amenity and property?

### TRANSPARENCY OVER CERTIFICATION

A third-party private certifier will be approving this development, and its modifications, presumably without consultation or regard for key stakeholders including Craiglea owners. Sydney already has a problem with private certifiers. Is this an opportunity to change the certification process for the better? The certification process has clearly failed many property owners in Sydney.

### PARKING

The ‘architects’ of this project have taken a major shortcut in not providing more parking spaces or drop-off points for parents. The project points to ancillary parking at the nearby Star of the Sea Church (leased as I understand it) but I can assure you teachers and students are constantly jockeying every

hour of the day for car spaces in Kirribilli Avenue and nearby streets. Mostly on 30-minute, 1-hour or 2-hour parking limits.

Teachers and students will continue to park where it is more convenient and closer by. Star of the Sea Church is some walking distance and only has a limited number of spaces.

Combined with the influx of tradesmen during this long project all seeking a car space, the street parking situation in this area will be out of control.

Which leads into my final point of grave importance.

### **RISK OF FATALITIES**

I have seen many near misses early morning and mid-afternoon as school children arrive and leave both schools – Loreto and St Aloysius. With the increased traffic (tearaway tradies and large haulage trucks) this risk can only be increased. I would like this point of objection to be on the record as a warning that this project will increase the risk of pedestrian injuries and fatalities.

I trust the Panel will take my concerns seriously and resolve these and other matters raised in separate submissions, with checks and balances to keep this and future school leaders honest.

Yours sincerely,



Jeremy de Constantin  
Secretary & Treasurer  
Craiglea – SP50441