

My name is Peter Bradhurst, and with my wife, Dr Ellenore Griffith, we are (and have been for more than 20 years) the owners and residents of [REDACTED] Street, Kirribilli (Strata Plan 7596) – directly across the street from the Main School campus of St Aloysius College, and next-door-but-one to its Senior School campus.

I write firstly in support of the submission made on 14 August 2019 by the Owners' Corporation of SP 7596..

And secondly, but perhaps more importantly, I want to express and record great fear and apprehension of the consequences that will befall the Kirribilli neighbourhood if the real longer term objectives of St Aloysius College, (of which the current SSD 8669 form only the first part) are pursued.

In my view, the current proposal takes Kirribilli in a direction that is undesirable and destructive.

The neighbourhood of Kirribilli offers a unique and precious blend of village and urban life – with a demographic mix including backpacker accommodation, luxury waterfronts, low-cost social housing, apartments of all standards, restaurants, parks and even the Prime Minister's and the official Royal residence. And it also has so far accommodated – with moderate inconvenience – two private schools. And all of this on the foreshores of Sydney Harbour with the city itself only minutes away. Milson's Point, just across the railway, doesn't have this blend. Nor does Mosman, or Balmain, or Bondi or Manly or

This delightful mix is rare indeed in Sydney – perhaps anywhere in Australia - and needs to be preserved for generations who are not yet enjoying it.

Allowing the currently proposed expansions of St Aloysius College to proceed as planned without constraints – and worse still, thereby giving implicit encouragement to the suspected, but as yet undivulged, longer term goals – will probably be seen, in hindsight, as something of a tragedy.

I make this submission to avoid that tragedy.

Given that

- a) The enrolment for the school already exceeds its permitted limit
- b) The Principal has indicated (in discussions with IPCN) that some flexibility to grow the enrolment numbers is part of the school's objectives
- c) Even beyond the currently revealed expansion proposals, I understand that the school has been systematically acquiring adjacent residential properties, presumably with a view to yet further expansion that will dominate the residential precinct
- d) Transport and parking facilities for students and staff (nearly all of whom travel daily from way outside of Kirribilli) are already inadequate to handle the numbers, and regularly cause inconvenience to neighbours
- e) These transport and parking facilities will be stretched way beyond breaking point to handle the massive demolition and re-building program proposed, and the inconvenience to neighbours will be intolerable. The proposal seems somewhat dismissive of these realities, appearing to rely excessively on the hypothetical ability of available public transport to cope.
- f) The Main School campus is already fully developed with virtually no open space – and certainly no green space
- g) The current proposal does nothing to provide more green space. It simply shoe-horns more enclosed areas into the already crowded site, and crowns it with a playground (thinly disguised by its description as a "landscaped terrace") on its roof. This playground will

dominate the immediate foreground of the view of neighbours – especially when used for hours each day by hundreds of students, and regularly rented out for evening functions to more hundreds of outsiders.

My request to IPCN therefore is:

- 1 That appropriate – and enforceable – controls be placed on the enrolment numbers at St Aloysius College that prevent further growth beyond what is presently stated
- 2 That similar controls be placed and on any building plans to accommodate such numbers
- 3 That similar controls be placed on use of the proposed “Roof Terrace” restricting numbers, duration, nature and frequency of use
- 4 That a program, lasting for at least the first full year, of monitoring noise and light pollution from use of the roof terrace be established
- 5 That this monitoring program be carefully overseen by an external authority and actions enforced to address any adverse findings

Acknowledgement

I acknowledge that this submission is made from the standpoint of a person who calls Kirribilli “Home” – and not of one to whom it is simply a place to attend for a time, to gain (or provide) an education for future personal benefit.

However, “Home” is what Kirribilli is to the neighbours of St Aloysius College – most of whom have invested a major part of their life’s wealth to achieve that, and might reasonably expect IPCN and other relevant authorities to recognise these values in their assessment of the current proposal.

I look forward to this submission being sympathetically received and considered.