

# ST ALOYSIUS COLLEGE REDEVELOPMENT – SSD 8669

## CONCERNS AND OBJECTIONS

**Architectural and Technical Plans** - Insufficient level of architectural and technical details to fully understand the extent that the proposed development will impact our amenity.

**Photo Quality Computer Generated Images – View Impact Assessment with Certified Montages** - There are genuine grounds for the school producing a photo quality digital CGI for this development so that “Craiglea” can have a clear understanding of what the development will look like from its grounds. Most developments have photo quality CGI’s which should be required for a development of this magnitude.

**External Windows** - “Craiglea” will be directly overlooked by 8 classrooms with extensive glazing. We remain concerned that our privacy will be impacted.

**Overshadowing** - No overshadowing analysis has been presented to “Craiglea” residents to indicate the changes that will occur to the overshadowing of private open space, communal open space and habitable rooms. Without the benefit of before and after shadow diagrams, the level of impact cannot be evaluated. Three-dimension diagrams are also required to enable “Craiglea” residents to understand how individual apartments will be impacted as shadows move across the elevation of a building.

We ask that the Commission impose a condition that requires the proponent to provide a sufficient level of Architectural and technical details to allow a full understanding of the extent that the proposed development will impact “Craiglea” amenity.

**Failure to Advance Plans that Address the Contextual Relationship Between the College and “Craiglea”** - No regard to the amenity of residents and the safe and efficient functioning of the locality on a day to day basis. There is no contextual evaluation of the school operations to ascertain what is working and what is not working.

**The Setback of the Building on “Craiglea” Eastern Boundary** - It is 8 metres at ground level and then steps out and reduces to approx. 4 metres. We ask that the Commission consider a design amendment that maintains the setback of the building at 8 metres across each level.

**4 Metre Deep Soil Landscape Zone Planted with Mature Trees to Reinforce a Green Buffer** - The ground level private open space courtyard is a concern from a design perspective. The design is unresolved and could potentially be unsightly from the “Craiglea” side. We ask that the Commission consider a design amendment to incorporate a deep soil landscape zone that supports significant trees and shrubs to create a visual buffer.

The tree on the "Craiglea" side of the boundary **must** be protected

**Reduction in Area and Redesign of the Roof Terrace** -The roof terrace will not be Astroturf but painted concrete which will create noise. An extensive roof top playground will create adverse visual, acoustic and privacy impacts for residents.

**7 Year Construction Timeframe** - The 7-year construction timeframe and the lack of information about real issues such as parking for the contractors, traffic movement, extensive amenity impacts having regard to noise, dust, visual privacy and view impacts. A Tower Crane (Swing Arm) will be situated main campus for the construction phase 2019 to 2025. Upper Pitt Street is already mayhem.

We ask the Commission to give serious consideration to our concerns and objections that potentially will impact our amenity and property values.

