

From: [REDACTED]  
To: [IPCN Enquiries Mailbox](#)  
Cc: [REDACTED]  
Subject: St. Aloysius College Redevelopment- SSD 8669  
Date: Thursday, 15 August 2019 4:46:20 PM

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To the Independent Planning Commission Panel members re SSD 8669 St. Aloysius College:

Ms Annelise Tuor (Chair), Mr Chris Wilson & Mr Soo-Tee Cheong PANEL MEMBERS

Further to the Public Meeting held on 8 August, 2019 at Kirribilli Club, I wish to make the following written submission, as my broken arm limited my abilities to write any notes for inclusion last week.

I wish to outline the concerns that have been raised by members of the community at various Milson Precinct meetings over the past year to 18 months.

#### **BUILDINGS:**

**SENIOR SCHOOL Campus - Whyalla Heritage building - Jeffrey St.** internal changes and extensions out into rear of building space.  
Little concerns & objections raised to these proposed changes.

**MIDDLE SCHOOL (Main) Campus - Upper Pitt St.** - demolition of the Eastern building, with new building to cover the current eastern building and an 'infill' building covering the existing courtyard area to the same footprint, for all levels upto rooftop open space.

#### **Concerns Raised:**

1. **View Loss** from neighbouring apartments; adjacent and across the road.
2. **Impact of noise** - from classes, recitals, recreational play, sports whistles, of over 600 boys in that rooftop space on a daily basis, from before 8am till after 4 pm.
3. **IMPACT of structures** on the rooftop area, tree and shrub plantings, shade cloths, balustrades to hold the glass in place, will all impact on others views who currently look over the existing building, if this rooftop space is at the highest point of the building.
4. **Availability of use of the rooftop space outside of school hours**, on weekends and into the evenings. With over 60 events outside of school (more than one a week per year), or if concentrated in term time, would probably average 3 events every two weeks; with New Year's Eve event at the school going from 320 **attendees to 1500** attendees.
5. **NYE** - ALL of Kirribilli residents have to now buy 'ticketed' access to our own Bradfield Park, with a total 22,000 people allowed into the area, as set down by Police for NYE20. Yet the school will be able to have 7% of these numbers up on the rooftop. These guests of the school, still need to be able to get in and out of Kirribilli on the day, Adding to the train congestion, to the point that trains do not stop at stations if the police determine that the area has "reached capacity" - that happens often both for NS and Milsons Point stations. Also adding to the already congested closed off traffic streets of our area, if they try to procure a park during the day. Especially as the school is unable to

offer any off-street parking on their site, except for the Junior school court currently.

6. **Lack of any additional parking to be provided by the school**, to meet the minimum requirements for teacher parking ratios on site. **This is not acceptable, as they are demolishing a building and doing a new construction**, so they have the opportunity to excavate under the existing building and courtyard footprint to provide off street parking for teachers. We residents observe teachers leaving in pairs to 'swap' parking spaces and checking on marked tyres at two hour intervals. Having been a teacher, you often have materials to take to class, marking of papers to be returned, even musical instruments for music teachers, costumes for drama teachers, the list is unending, and hence teachers will need to drive rather than catch several modes of transport.

7. Having the ability to '**lease**' some car spaces from the **Star of the Sea Church's** car park area, a property which the school does not own, nor can it be assured into the future, that it will be able to continue to lease the car spaces, .... and to use these 'leased' spaces to assist their numbers to provide the minimum parking for teachers, is not acceptable.

8. **No planned Kiss & Drop Off / or Pick Up** points on the current roads, nor any pull-in areas, off the street, within their property. As I mentioned, parents will be dropping children off and collecting them several afternoons per week, depending on the other co-curricula activities that they participate in - because of the musical instruments for Band or orchestra & lessons; sports gear, for the full range of sports, or just to support them after debating or other after school activities like cadets.

#### **JUNIOR SCHOOL Campus - Burton St, Crescent Place, Bligh St., & Humphrey Place**

Proposed additional floor of school class rooms along Humphrey Place building, and extensive excavation for an indoor sports space & hall with 7 m height clearance, along Crescent Place boundary, with **elimination of the most significant tree on the site**, on Bligh St, at the current driveway entry point onto the current basket ball court.

This **outdoor Court space currently provides off street car parking for upto 24 cars and trucks on non-pupil school days**, being during the holidays for tradesmen doing works on the school campuses, teacher development days, parent teacher interview nights, parking for teachers for other evening school events as well as for the NYE event every year. The **proposed development will eliminate this additional out of school hours parking relief for the local community.**

The community is concerned, about the following:

1. The **Survey plans being used by Aloysius, have errors with regards to RL's** stating that the highest point is at the boundary of Bligh St & Crescent Place of 35RL. This inaccuracy was pointed out to the College, and their architects, both at a Milson Precinct meeting and when they were presenting to NS councillor briefing in 2018; it was also shown to the people from the Department who met with the Precinct members and CraigLea residents in 2018, when we did a walk around. I also gave you photos last week showing that the highest point in Bligh St was at least halfway between the Bligh / Crescent intersection, and the finest tree specimen near the car crossover on Bligh Street, opposite the neighbourhood centre. I cannot believe that the information was not checked and verified or changed, with those same inaccurate elevations with RL's being used in the meeting of 31 July, 2019 with the Panel and school.

With such blatant disregard for accuracy, how can the community trust anything else that the school attests to, eg. **NO INCREASE in SCHOOL STUDENT AND STAFF**

**NUMBERS.** We know that it will not be true. As both schools in the area have increased their student and staff populations over the past 15-20 years by a few hundred!

2. **Degree of Excavation for the Indoor Sports Centre on Crescent Place** with potential damage to the water table and the properties opposite, some of which are heritage listed and in a conservation area, which have undergone damage just with the core hole drilling that was done.

3. The **lack of set back landscaping from all boundaries** - similar to Humphrey Place.

4. The **noise associated with the 'indoor sports centre' will be intolerable**, as the residents in Jeffery Street came to appreciate, once the 'indoor' sports centre in the Senior school was operational. Residents had been told that it would be closed, air conditioned space, with no noise emanating. But the reality has been vastly different, with whistles blowing from early hour before school and late evening sports training and events, as the doors are always open! Because they need the cross ventilation and change of air!

5. The fact that **this indoor Sports centre will be used by all possible 1200 students of the school, and not limited to just the junior school students**, it will be in use for far longer period of time, early mornings, evening practices, weekend games, at a far more intense rate than that of Junior school only students. We would ask that it be **conditioned to be limited to use by only the Junior School students.**

6. The **increased height of the court above the top of the existing court will take it up about 6 steps, to be on the same level as the existing forecourt to the Arup Centre.**

This will not enable the continued use of the top of the court for the parking of cars, as an overflow on non school pupil days. This elevation will be that high above the existing road, and if the school puts on any sports elevated seating, as they did along Bligh St, without approval, it will be towering over the pedestrians and block out the views to the NS city skyline, sun in winter to the footpath etc.

7. **Established major trees will be removed by this development.** Without the ability to replace them, due to the structure being proposed underneath. This is unacceptable to the community, and the urban Forrest that NSC has been improving over the years.

**THEREFORE, the community would ask that the IPCN NOT approve the Building Envelope for the indoor sports centre, at the Junior School, at this point in time.**

**That it be only considered upon the full detailed plans at DA stage.**

**ADDITIONALLY some GENERAL Overarching Concerns:**

St. Aloysius College did not consider all property holdings in this Masterplan - excluded Willoughby LGA playing fields and buildings, as well as all the Jeffery St. Terraces purchased, along with purchases in other apartment buildings near these current sites.

NS residents have been concerned for many years at the Increase in land holdings by schools and Universities, which then leads to a loss of rateable properties for local council, while more strain is put onto the facilities, by the extensive use by the school communities, because they have covered every inch of their lands with buildings. **THIS is Not fair or equitable for the community, having to effectively subsidise the schools for not having reasonable outdoor play areas for the student numbers**, as they have reached maximum capacity for the sites on which they sit. EG. Use of outside facilities -

like Bradfield Park on a daily basis for green play space.

A series of DA's for the work on each site would have been more appropriate. Only to be approved, once there is sufficient detail for the local residents to be able to make fully informed decisions, on accurate detailed DA plans.

We know that there are projected increases in population growth by Greater Sydney Commission - so how can you limit or cap the Student and Staff Nos? You should remember that although the school states there are 176 EFT staff, many are part time, so the actual numbers of staff vying for parking spaces on any one day is more than that!

Such an extensive spend of \$80+ million requires you to invest in more students.

Impact of parking on local streets by staff, senior students, parents, and events held at the school, has only got worse over the past 20 years of my living in the area. It will continue in this same vein, because there will be increased numbers looking for the very finite parking spaces.

Therefore we ask that you not consider this as a Masterplan application.

WE Seek that the school provide sufficient parking on site on the Middle School campus as this is a knockdown and new builds, so they have the capacity to comply with both the parking minimum standards for the teaching staff in the building and administration space; as well as landscape setbacks; drop off and pick up spaces off street.

We also ask that the Indoor Sports area for the Junior School Site NOT be approved as a building envelope.

Many thanks,

Regards,

Jillian Christie,

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