

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: St Aloyisuis redevelopment
Date: Monday, 22 July 2019 12:52:12 PM

Dear Sir/Madam

I am unable to attend the meeting of the 8 August 2019 but would like my objections as summarised below

Lack of provision of 'on-site' parking for staff and visitors in the final plan

Current detail of staffing and visitors are not supplied but I am aware there is very limited on-site parking at SAC provided for those visiting the area be they staff or other. Parking is a scarce resource in our area and I am of the view that with any changes to the school parking must be considered.

I am reliably informed that many staff drive to the area park in the surrounding streets. During the course of the day cars are periodically moved swapping parking positions with each other. Effectively 'gaming' the system and hogging local parking. This is unfair to bona fide visitors and local residents.

Jeffery Street is currently used as a 'drop off & pick up' zone morning and afternoons for students. This is illegal and poses an unacceptable risk to all in the area – double parking is not uncommon. This development needs to incorporate adequate on-site space where this can occur safely and legally.

Not only are spaces scarce they are a valuable commodity I recall one selling recently in this area for \$120,000.00.

Lack of parking during demolition and construction

Will on-site parking be provided to construction workers? I cannot find any literature outlining this. Trades people require tools etc. It is unrealistic to expect many workers to use public transport. Our streets are already at capacity. With the introduction of 'work zone' parking areas bona fide residents and visitors will be disadvantaged.

An excessive period for the work to be completed over

One figure suggests that the redevelopment may be conducted over a number of years. I find this totally unacceptable. The impact of daily noise, increased traffic and general disruption needs to be minimal for residents. Information suggests that SAC will continue to operate during construction which logically will prolong the process. I suggest

SAC be closed and students moved offsite so that the redevelopment can be completed in the shortest possible time and the least impact on the local community.

St Ignatius College at Riverview is administered by the same religious order and as you may or may not be aware has ample space to cater for a short term solution.

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Make no mistake SAC is a multimillion dollar business. It generates profit. One of their business goals is to purchase real estate around the school area. This proposal detracts from the neighbourhood feel of the Kirribilli. It occurs to me that SAC could be using their 'school' status to get this redevelopment plan across the line. Closing the school whilst the development is completed is a must as is perhaps spending more to provide sufficient space for parking and school traffic. The school is no longer run by clergy; it is a sophisticated business with an administrative team with financial and business plans.

Questions in closing

If a large neighbouring block sought to demolish and rebuilt **over several years** housing several hundred occupants and provide no parking would the school object?

If a large supermarket, hardware or retail store applied to build in the Kirribilli area would approval be granted with provision for little or no parking in the plan?

Has SAC explored the option of purchasing a second campus nearer to their student residential base rather than developing their current scarce resource? This could be funded by selling some of their many Kirribilli assets. SAC already own a large parcel of land in Willoughby; it might be more cost effective to explore the development of that area which on the face of it offers condition far better suited to running their type of business.

John Coady

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