

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: St Aloysius Junior School Development SSD 8669
Date: Wednesday, 14 August 2019 5:58:19 PM

To whom it may concern

I have been a resident in [REDACTED] Street Kirribilli for 20 years. Our property, namely bedrooms and living areas, back onto the rear lane access in Bligh Street, directly opposite the proposed building.

I am extremely concerned about condition titled Environmental Amenity B3 and want to ensure that there will be no loss of solar access or visual privacy as the proposed development will look directly into our garden and bedrooms.

In addition, the plans are misleading stating that a 2nd level is to be added when quite obviously it is a 3rd level. Ground level is currently a car park ie Level 1, above which exists Level 2, above which is the proposed 3rd level. 3 levels is out of character as all buildings on Broughton St are zoned 2 levels with the exception of the commercial building on corner of Burton St and Humphrey Place, which was apparently approved before the NSLEP.

I also have grave concerns about the bulk and scale of the development, particularly with respect to the enormous excavation. It would seem this is excessive and outside the building envelope. There is very little, if any, soft surface to prevent runoff and flooding into surrounding properties.

I am very concerned about the traffic congestion in an already compromised back lane. I am indeed surprised there have not been any serious accidents involving small children as there is traffic chaos at pick up and drop off peak hours, 5 days/week.

Please do not give consent to this proposal in it's current oversized format. The bulk and scale needs to be significantly reduced.

Yours sincerely,

Julia Laverty