

SUBMISSION REGARDING ST ALOYSIUS REDEVELOPMENT PROPOSAL – SSD 8669

This submission is made on behalf of The Owners, Strata Plan 7596, "Gainsborough", 50-58 Upper Pitt Street, Kirribilli, NSW.

We have followed the progress of the application by St Aloysius College for approval of its proposals to make very substantial alterations and additions to the college's Main Campus which is located directly across Upper Pitt Street from our property.

Our preliminary assessment of the proposal in mid-2018 did not provoke us to raise any objections. However the additional detail now available from the various investigations of IPCN now concerns us sufficiently to lodge this submission.

Other residents and groups have already made powerful submissions in regard to the impact of the proposal on the life of residents in the vicinity. We support many of these submissions, and now also submit on our own behalf:

1 The Impact of the proposed uses of the rooftop terrace of the Main Campus

Although not restricting the view from most lots in our building, this terrace, being in the immediate foreground, will present a significant visual and audible distraction from the panorama of the harbour and city skyline – which comprises a major part of the reason for living at "Gainsborough", and of the value of the property. It is likely to have the following impacts:

1. **Impact on daytime view** The proposed **new roof terrace will be the size of several tennis courts and positioned right "in our faces"**. It will dominate what has always been the natural vista of the harbour. And when filled with up to 650 students for several hours every school day (*2670 SAC IPC Presentation, p26, Table 3 "Schedule of Roof Top Usage"*) **will make neighbours' experience something like living permanently alongside a football match**. See comments below on associated noise pollution.
2. **School-related noise** **Student noise from the school is already high at lunch times, and can only be expected to become more disturbing after its location is shifted to the roof top terrace when 650 students will gather there for recess, 400 for lunch and up to 250 for an hour or so before and after school on 180 days per year.** Notwithstanding the applicant's hypothesis that removal of the existing quadrangle's "drum" effect might result in a reduction of noise to surrounding properties (*"Meeting with Applicant Transcript", p 28, line 35 onwards*), it is likely that neighbours will, five days a week, have their lives unacceptably disrupted. The school already also has a practice of allowing noisy student activities on the campus at weekends and the probability is, that **availability of the roof terrace will exacerbate that annoyance**.
3. **Out-of-hours noise** In particular, **we oppose the granting of approval (*DPIE Assessment Report, p12, s2.3, Table 2*) to use this terrace outside of school hours on 23 or more occasions per year** catering for up to 1180 people. Our concerns are strengthened when the roof is rented out to external groups who cannot be expected to share the same concern for neighbours as the school claims to. **The probability of excessive noise from functions on the roof terrace is unacceptably high.**

4. Objectionable light Any night-time function held outdoors on the roof terrace will clearly produce a level of illumination and glare that will be obtrusive to residents at Gainsborough, and detract from the enjoyment of the view of the city skyline and harbour bridge lights. This, notwithstanding assurances that appropriate dimming controls will be incorporated and simulated images having been submitted (*DPIE Assessment Report, pp 57-58, s6.2.4*). **With 400 people at a party on the roof, objectionable light spill will be inevitable.**
5. New Year's Eve Given adequate control of numbers (perhaps to less than 1000) and responsible behaviour of attendees, we do not raise objections to use of the roof terrace on NYE by invited guests of the school. It has already been acknowledged in several submissions that NYE at Kirribilli contains an element of temporary inconvenience that is generally accepted as a fair price to pay for the spectacle of the fireworks.
6. Monitoring over a 12 month evaluation period We urge that the measurement and **monitoring proposals of DPIE** ("*Meeting with DPIE Transcript*", pp 41-43) in respect of the impact of use of the roof terrace on the amenity of nearby residents, be implemented and that **the monitored “trial” period comprise at least 12 months** to ensure all seasons and events of the year are covered. And we also urge that the applicant be required to take action to **eliminate the causes of any adverse consequences observed**.

2 Number of students enrolled

The proposal involves **increasing the built area of the campus by some 3000 square metres (30%)**, but the school maintains that is **does not propose to increase the number of students enrolled**.

We simply do not believe this assurance.

With 30% more space available (and needing to be paid for), and with increasing numbers seeking enrolment, **the temptation to creep enrolments upwards will be too hard to resist** – indeed may possibly be demanded by the school council and parents.

Even the Principal, in contributing to the school's discussions with ICPN ("*Meeting with Applicant Transcript*", p 35, line 15 onward) acknowledged that **the current cap of 1244 students had already been breached (to 1260)** and went on to suggest that perhaps **an upward tolerance of plus 20 might be expected** – although an extra 100 would not be an intention.

In considering approval the school's proposal, we believe the Commission should therefore **recognise the significant possibility of enrolments exceeding 1300 and set appropriate limits to ensure that no such growth occurs**.

3 Summary

This precinct of Kirribilli has always been a sought-after residential area with a precious village and neighbourhood culture, where residents share in valuing and protecting the unique beauty and amenity that they so treasure. The proposed expansion (as distinct from modernisation or refurbishment) of the facilities of St Aloysius College, and the inevitable creeping increases in enrolment that will follow, pose serious threats to the preservation of this unique environment.

We ask that constraints on the extent and usage of the proposed expansion (incorporating the concerns expressed above), be imposed – and enforced.

We refer you to the photos below showing the impact of the rooftop terrace on the residents of our building. It can be seen that the proposed school playground is fully exposed to our residents, with all its undesirable consequences, whereas it is largely hidden currently.

Yours faithfully



Lloyd R Gledhill
Chairman of Strata Plan 7596

14 August 2019

