

Alison & Travyn Rhall

14 August 2019

## St Aloysius' College Redevelopment- SSD 8669

Dear Ms Tuor,

We would like to make a submission in relation to the proposed St Aloysius' College Redevelopment- SSD 8669.

We own and reside in [REDACTED] Street, Kirribilli and our property extends through to our garage located in Bligh Street, Kirribilli. The Junior School Proposed Development impacts us the greatest although traffic increases caused by the Senior and Middle School Development will impact Fitzroy Street.

In the submission the school claims that it supports the local community, tradespeople will travel by train to the various sites and disingenuously uses parking they don't own to ensure they stay within Council parking guidelines. We haven't seen any evidence of the school supporting the local community and would like to see the school furnish reports showing how much they have paid North Sydney Council for the hire of Bradfield Park and other facilities they use in the area. How can tradespeople like electricians, plumbers, etc travel by train to the site? This statement is clearly an attempt to appease parking concerns but in reality, will never happen. Last week a number of speakers also raised technical concerns about the concept plan.

It feels like the approach is one of a greedy corporation ('School Corp') rather than a school with strong ethical and Christian values.

Additionally, the density in terms of population (latest census) with or without the school day visitors is one of the worst in Sydney. So there is traffic and parking strain in the area already.

Given the approach of School Corp and the current population density a concept plan should be rejected. The school should come with specific plans when it wants to redevelop so these can be thoroughly assessed. Also, with Loreto independently doing redevelopment it is imperative specific dates are known to residents and North Sydney Council.

Feedback on Junior School Proposed Redevelopment for when it is resubmitted:

1. **Trees.** The mature trees lining the Junior School boundary along Bligh Street must be retained as they are the only mature trees in this section of Kirribilli. The residences surrounding the junior school are all terraces with little or no garden, certainly not enough space to grow mature trees such as those on the Bligh Street boundary of the Junior School. The trees provide valuable shade for residents and users of the footpaths in Bligh Street, help to reduce heat reflecting off the road and basketball courts, provide screening and help to minimise light pollution into our homes from the buildings in North Sydney. The trees also provide habitat for birds and possums and as I write there are Rainbow Lorikeets in the trees. The tree and their roots need to be protected but the design of the gymnasium appears to be too close to the root systems of these mature trees, a proper evaluation of the location of the roots of the trees needs to be performed before a design of the building is approved. The playground is noisy during the day and when elevated will be even noisier inside our terrace. As some of the sports activities are transferred from the senior school then noise levels will increase as the student are older and frequency of use will increase. The trees will be crucial and we suggest hefty fines (in excess of \$10,000 per tree) be put into place to ensure the school is motivated to ensure the right thing is done. We don't want to have a 'sorry the tree was damaged' moment while excavation is happening.
2. **Noise.** The previous paragraph covers some of the noise issues and how removing the trees will make this worse. We would like to see that the hours the new proposed basketball court can operate are between 8am to 5pm Monday to Friday, and 8am to 1pm on Saturday. This is to ensure School Corp doesn't turn this into a facility that goes beyond the purpose of having it used as a school facility. This needs to be part of the agreed approval.
3. **Depth of gymnasium.** The area is surrounded by heritage houses with walls and mortice work that have been completed over 100 years ago. It appears that we are all on the same sandstone foundations. Excavation work needs to be done by sawing out the sandstone as per a recommendation of the Geotechnical Interpretive Report referenced in the masterplan (paragraph 4 of Section 7.2.4). This will mitigate much potential damage. As part of approval process we suggest the school must pay for all surrounding houses to be assessed pre and post excavation work with damage done by the excavation process paid for by the schools.
4. **Parking and traffic are a critical concern.** It seems School Corp has increased student and teacher numbers in a steady manner and no doubt they intent to continue doing this. We suggest the school must provide these numbers for future years when the proposal is resubmitted. From a teacher perspective we suggest any contractor or employee that is on school grounds for more than 20 hours a week must have parking provided for in accordance with Council Guidelines. From a student perspective a fine regime should be put in place if they exceed the stated student numbers in the revised proposal.
5. **Size of the proposed gymnasium.** It looks excessive and should be designed so there is sufficient abatement from the fence line. Technical experts will need to resolve this.
6. **Construction impacts.** We are expecting these to have a big impact on our lives especially in the scenario that Loreto and St Aloysius redevelop at the same time. We ask that a revised plan be submitted which takes into account the scenario

where all tradespeople drive their own vehicles to the area. Assume that one tradesperson per vehicle to assess how the parking will work under this scenario. We understand that this may be a worse case but it will give a baseline to more accurately assess traffic impact while construction is taking place.

7. **Work only done in school holidays.** School holidays are a quiet, peaceful time in Kirribilli, residents get a respite from the noise and traffic generated by the schools and their students. The current approach is on minimising the impact on School Corp and we recommend there should be further consultation with the community to ensure there is an agreed approach to timing.

We hope these recommendations can be acted upon so residents can live in this community can continue to enjoy this beautiful part of Sydney.

Yours Sincerely,

Travyn and Alison Rhall