

Dear Independent Planning Commission,

St Aloysius' College Redevelopment- SSD 8669

I am the owner for unit [REDACTED] Upper Pitt Street, Kirribilli.

Our apartment looks over to the main campus building to the city, harbour bridge and opera house. These are all classified as “iconic views” in planning case law.

The proposal for the new building will directly impact us.

I understand the value of investing in our schools. We have two small children 4 and 6, with my eldest in kindergarten.

Having said this, we live in a densely populated area with many apartments and we need to operate in harmony. The population on the main campus is really on par the number to the community that lives around the school.

This is not a place we just leave for the day at 3.30pm. This is a place we live 7 days a week. Changes to our views, traffic and noise will impact us greatly especially our privacy.

There are still a lot of questions left unanswered I the applicant proposal and I hope this panel will ensure all questions submitted by our strata committee and shared in this submission are investigated and confirmed by the end of this process. The unknown is scarier to us than the known aspects of the applicants' proposal.

Our building has invested millions of dollars which is significant sum in the current market and for us as a young family. We have only just start to enjoy the upgraded building and being able to see the views in the last 6 months. Any impact to our view will impact us financially due to the significant investment we have made.

There are three areas I would like the IPC to review:

1. Height
2. Noise
3. Ongoing compliance and governance

1. Height

The current proposed height of the building exceeds the current north Sydney local environment and planning policies.

I request that no changes to the current building heights in order to support the residents and their investments financially in this current market.

I acknowledge I have seen recent documentation that the department has recommended changes to reduce the heights to match to the existing height of the building, but nothing is confirmed to date to put my mind at ease. The drawing of the new east wing appears to show an increase in height, in addition to the façade elements above the main entrance. Both changes appear unnecessary and “for design sake” and would have a significant impact to us as a family. The key is transparency and clearly articulating the specific heights and understanding their impacts. At

The view impact assessment in the development application uses photographs taken from unit 27 in our building which is on the 5th floor. This does not accurately share the actual view impacted and we thank the panel for taking the time to see the perspectives from level 3 in our building.

In addition, there is no detail and no exact heights shared in the proposed plant enclosure that also appear unnecessary. There is also no detail to ensure that canopy or any other structure on the rooftop have a limit on height in order not to impact the residents view. I request the roof top shade structure and plant in must be kept below the view lines from the sitting position from our couch in our living room.

The proposed glass balustrade and screen to the roof top play areas also lack details and we request to minimise impacts with frameless clear glass without metal support frames if this goes ahead – yet please note even a glass balustrade will impact our iconic views.

2. Noise

Not only will our building be impacted with the extreme noise during the works - but more importantly is the proposal for 10 community events (which is more if you add in all the school event) on the rooftop with no thought to resident after hours/ on weekends.

These events will impact everyone in the community and allow the school the gain funds for these activities. This has no benefit for the residents. This will impact traffic on out of school hours and people will be able to look into our apartment after hours with two small children.

3. Ongoing compliance and governance

I am concerned with the lack of transparency there are no management or compliance measures are currently put in place to ensure the school adhere to any height recommendations we would like to see this considered by the panel. This is critical. What safeguards do the residents have in place – what assurance can you give?

No limit has been placed on school numbers so at this point they could easily increase with the current design with further impacts to traffic/ the community. Already have had a lot of issue with traffic. We have parents at the school blocking our driveway and parking in our

spots on private property without permission. The use of our parks by school children and use of community resources impact us all greatly – at our own expense.

Yet there is no proposal has been shared on including a pick up zone to support the community and the current parking challenges - which will worsen with student numbers not capped this will only worsen. The department has not made recommendation on this as this was not a part of the proposal but should be considered.

In summary

Our present views are iconic. In accordance with decisions of the Land and Environment Court they deserve protection especially as this can be achieved with minimal change to the applicants plans. There have been precedents around planning principles for iconic views such as Tenacity Consulting v Waringah Shire Council (2004). We would ask the panel to view the reasonableness of impacting residents' view for the sake of a building's design that does not support any practical benefit to the school – yet this will impact the residents greatly. It is key that the panel acknowledge the needs of the community as just as large as the school.

We are asking for minor amends to preserve the iconic views for all residents – as this impacts a number of us in the community, to manage noise and events outside of school hours and to put strong governance in place to ensure now and in the future we minimise the impact to us as a family but our community as a whole.

Kind regards
Caroline Raj