

12 August 2019

Commission Secretariat
Independent Planning Commission NSW

Dear Sir/Madam

Submission on St Aloysius College Redevelopment (SSD 8669)

I am responding to your recent letter regarding providing a written submission on the St Aloysius College Redevelopment - instead of speaking at your public meeting last week.

I object to the redevelopment in 2 key areas – impact on iconic views, and impact on traffic congestion/parking.

Aloysius College occupies a prime position in Sydney and many neighbouring residential properties look above and around it to the Opera House, Harbour Bridge, Sydney Harbour and Sydney CBD. Those views add substantially to the Kirribilli village character, making it an especially desirable place to live. Any loss of existing views of those icons by neighbouring properties would have a material adverse effect on the residential amenity of the village. For this reason, the Aloysius College redevelopment has to be considered very carefully.

I am the owner of [REDACTED], Kirribilli.

At present, my property is on the top floor of a residential building and has views of the Sydney Harbour, Harbour Bridge and the Opera House. The views span over and around Aloysius College through to those Sydney icons. Please see pictures attached.

I object to the proposed alterations and additions at St Aloysius College, including height and bulk adjustments in various sections of the proposed development, as they would inhibit or adversely affect those views. The impact would be severe for my property and others. Further the redevelopment is incongruent with Kirribilli's village character.

St Aloysius College has held out that there will not be an increase in school numbers. However, this is doubtful over the longer-term because "if you build it, they will come!" Creeping up in school numbers is inevitable despite what the school currently says as it seeks approval for its redevelopment. You will see much evidence of this creep in school numbers in several other schools in the lower north shore.

Therefore the associated increase in student and staff numbers, while already disconcerting because the school does not pay rates and taxes, will also exacerbate the already acute traffic congestion and lack of parking spots in Fitzroy St and surrounds.

You will note that Kirribilli as a suburb has one of the highest population densities in NSW. Traffic congestion is already a significant problem particularly during school morning drop-offs and afternoon

collections. The recent nearby Loreto Kirribilli redevelopment approval (SSD7919) will no doubt add substantially to this traffic issue.

Following on from the nearby Loreto redevelopment, I note also that the proposed heavy vehicle route in this current St Aloysius College redevelopment plan also shows that vehicles like trucks will enter Kirribilli via Fitzroy St, through to Carabella, Parkes, Upper Pitt Sts, and then exit via Fitzroy St. You will note that Fitzroy St is a very narrow street therefore forcing heavy vehicles through it is a significant impost on the residents in Fitzroy St.

The nearby Loreto redevelopment, combined with this proposed redevelopment for Aloysius College, will therefore have a cumulative drastic impact on Fitzroy St and local residents.

I would be grateful if you would take into serious consideration my objections when considering the proposed St Aloysius College redevelopment. Please kindly ensure that local residents' needs are seriously considered.

Kindly also keep confidential my private details in this submission.

Thank you very much in anticipation.

Yours sincerely



Daisy Chee

Tel: [REDACTED]

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Pictures taken from 5/37 Fitzroy St, Kirribilli





