

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: St Aloysius' College Redevelopment- SSD 8669 - IPC submission - Prataal Raj
Date: Wednesday, 14 August 2019 3:03:38 PM

Dear IPC Chair and Panel Members

My name is Prataal Raj and I write in relation to the proposed St. Aloysius' College Redevelopment.

I am the owner of [REDACTED] St which is on [REDACTED] of the front tower, opposite and in very close proximity to the school.

I appreciate the school's need to maximise existing built heights and spaces however there is no reasonable need to go beyond existing spaces and heights, particularly with the resources the school has at its disposal and as evidenced by its proposed cost as well as the 10 year construction time frame.

I am concerned by the proposed use of rooftop spaces. At most this should be confined to school hours and in any case should not include temporary or other structures to obstruct iconic views and impose further on the privacy of neighbours in what is a densely populated residential (primarily apartment living) area in such close proximity.

Equally concerning is the clear intent to commercialise these rooftop spaces for "community" events. This will see even further impact after hours from what is a school whose land should be used for direct school purposes and not commercialisation of these spaces for its commercial gain.

Any clear balustrades above existing heights will further impact on these iconic views, particularly where there are reasonable alternatives.

I understand the project is in the order of over \$100 million (\$140m?), and is also a significant owner of property (apartments and terraces) in close proximity. There is no reason why the school could not direct these resources to purchase land in the vicinity (or use existing land it or the Church owns) and construct the spaces it needs or desires on these.

Of most concern is the 2 proposed plant and equipment enclosures which will significantly reduce views from unit 13. Again with such a significant rebuild at such substantial cost, there is no reasonable reason why these cannot be placed within existing heights and structures and not impact upon existing views.

Separately, my recollection is that in 2009, post the school's unsuccessful attempt with North Sydney Council in 2008 to build above existing heights, the large grey emergency exit was built.

I am concerned that any use of rooftop spaces approved by the IPC will trigger similar requirements subsequently which should be transparently and properly dealt with as part of this process and not further unreasonably obstruct existing iconic views.

Thank you for the consideration of this submission.

Yours sincerely

Prataal Raj