



18 March 2020

Ms Alaine Roff  
Associate Director  
Urbis

via email: [REDACTED]

Dear Ms Roff,

**Santa Sophia Catholic College SSD 9772**

I write in relation to the above application which is currently before the Independent Planning Commission (Commission) for determination. In its consideration, the Commission has identified a number of matters that require further clarification.

The Commission seeks clarification from the Applicant on the following points at the Applicant's meeting with the Commission on Wednesday, 25 March 2020:

1. The Commission notes that the site of 40-46 Terry Road was purchased by the Applicant. What is the status of the proposed high school on the site?
2. How many construction jobs will be provided as a result of this Project?
3. Could the Applicant expand on the details of the deeds of agreement for long term car parking in the temporary carpark and town centre carpark for 110 staff parking spaces?
4. What is the status of the in-principle agreement with Council regarding the shared use of council playing fields?
5. Has an independent wind analysis/modelling been undertaken or requested? If yes, could the analysis/report be made available to the Commission?
6. The Commission notes that the location of the Town Centre is being utilised for shading opportunities. Can the Applicant further explain its choice to include a tree canopy cover of only 14% of the site?

The Commission would be grateful if the Applicant could prepare a response to these matters for the abovementioned meeting.

Should you have any questions, I have asked Ms Helen Mulcahy, [REDACTED] or [REDACTED] to liaise directly with you.

Yours sincerely,

**Peter Williams**  
Panel Chair