



26 August 2019

Ms Karen Harragon
Director Social and Other Infrastructure Assessments
Department of Planning, Industry and Environment

By email: karen.harragon@planning.nsw.gov.au
Cc: jason.maslen@planning.nsw.gov.au

Dear Ms Harragon

St Aloysius College Redevelopment (SSD 8669)

I write to request additional information from the Department to assist the Commission in its consideration of the abovementioned application.

In its consideration of the application, the Commission has identified several matters requiring further clarification. The Department is requested to provide a response and, where relevant, liaise with the Applicant to obtain information to inform the response. These matters are:

Acoustic barrier on rooftop terrace:

1. In its letter to the Commission dated 15 August 2019, the Applicant's consultant, Willowtree Planning, stated that the realignment of the acoustic barrier in the south-eastern corner of the rooftop terrace is not feasible "*as it will trigger safety and maintenance issues.*" However, no information was provided in support of this statement.
2. The Commission therefore requests that the Applicant provide further information on the safety and maintenance issues which it states preclude the relocation of the glass acoustic barrier in the south-eastern corner (or other areas) of the roof top terrace. The Commission is considering a condition that requires the glass screen to be set back at least one metre from the eastern and southern elevations to reduce the visibility of the screen from the public domain as well as limit opportunities for overlooking to adjoining properties to the east.

Shadow diagrams:

3. The revised shadow diagrams provided by the Applicant's consultant on 15 August 2019 (DAU020 Rev D) appear to contain errors. Specifically, the Equinox 9 am March/Sept 21st and 12pm March/Sept 21st figures do not show the full extent of shadow as was shown in Rev C.
4. To clarify the overshadowing, the Applicant is requested to provide separate diagrams showing existing and new shadows for the Winter Solstice.

5. The revised diagram for the existing shadow should not include vegetation but should include the shadow from existing buildings, the fence along the eastern boundary and the change in level between the school and the adjoining property.

Use of roof terraces out of school hours:

6. Further clarification is required regarding the existing and proposed roof terrace activities:
 - Please advise if the existing uses have approval or any other form of permissibility for example, under North Sydney Local Environmental Plan 2013.
 - Please advise if the new roof terrace activities, including the cumulative impact of existing and new uses, have been assessed under the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)*.
7. The Commission requires further details on the additional External Group Venue Hire events (commercial activities) that are proposed to be held 10 times per year on the new roof terrace for up to 300 people. While the Commission notes that such uses are permissible with consent under Section 4.38(3) of the EP&A Act, assessment of these activities does not appear to be provided.
8. The Commission also seeks advice on whether the increase in numbers from 320 to 1500 for the New Year's Eve school related activity has been assessed in relation to noise, traffic and parking issues.
9. The Commission notes that Plans of Management will be required for all events held out of school hours with one hundred attendees or more. Including: school and commercial events, and existing and proposed events. Conditions under Part F address this matter and can be further discussed at the next meeting.

New rooftop structures

10. The Commission is currently considering the proposed new rooftop plant enclosures, including that it may result in avoidable visual impacts from surrounding residences and public places (in particular, the Sydney Harbour Bridge) and, further, may not be consistent with the Schools – design quality principles contained in Schedule 4 of the Education SEPP. Accordingly, the Commission is considering the drafting of a condition that would require the new rooftop plant enclosures to be integrated and contained wholly within the building envelope so that they are not separate elements. The Commission acknowledges that this may require internal re-planning and a minor loss of gross floor area but considers this to be reasonable. The Department is requested to draft a condition of consent to this effect for consideration.
11. The Commission also notes that the new glazed lift to the Chapel terrace roof (level 4), together with its lift overrun, is a visually prominent structure in a sensitive location. In its letter to the Commission dated 15 August 2019, the Applicant's consultant, Willowtree Planning, states that *"The design and location of the glass lift was to satisfy the operational requirements of the College, providing direct access to the roof terrace. If the height of the lift core were to be reduced to the level below, access to the roof terrace will be disconnected and will not satisfy the provisions of the relevant Australian Standards."*
12. The Commission requests further information to justify this statement, noting that there is existing lift access in the building adjoining the Level 4 terrace, proposed new stairs from the new roof terrace on Level 3 to the Level 4 terrace and a platform lift could be provided. The Commission is considering the impact of the lift, including that the impact may be reduced if it serviced the roof terrace on Level 3 and that given the limited use of level 4 terrace it may be serviced by alternate access.

Junior School

13. Revised concept plans for the Junior School were provided by the Applicant's consultant on 15 August 2019. The plans amend the roof form and lower the ridge height of the proposed additional level. The Commission seeks advice on whether these plans are an amendment to the Concept Proposal development application and should be included in proposed Schedule 2 condition A4.

Landscaping along the eastern boundary

14. The Commission is considering that the landscape plan at Level LV0 be amended to require that the existing ground level along the eastern boundary be retained and a garden bed of at least 1.2 m wide with its height raised accordingly matching that at the boundary. This will enable effective screen planting to be provided. The Department is requested to amend Schedule 3 conditions B4 and E26 to this effect.

You are requested to provide a response to these matters, if possible, by close of business **Friday 30 August 2019**. The Commission has also requested a meeting on **Monday 2 September 2019**.

In addition to the above matters, the Commission is currently further considering the potential noise and amenity impacts of the proposed roof terrace and the extent to which these impacts are addressed in the Application documentation (including the Noise Impact Assessment). The Commission may request additional information from the Department on these matters.

Furthermore, the Commission is currently reviewing the draft conditions and will shortly provide the Department with a marked-up version for review and further discussion.

If you have any questions, please contact Xanthe O'Donnell, Principal Planning Officer, on [REDACTED] or at xanthe.odonnell@environment.nsw.gov.au.

Yours sincerely



Anna Summerhayes
A/Executive Director
Independent Planning Commission