



COMMISSION APPROVES ST ALOYSIUS REDEVELOPMENT

20 September 2019

The state's Independent Planning Commission has approved a multi-million-dollar makeover of St Aloysius College on Sydney's Lower North Shore.

The College had sought concept approval for the \$70-million redevelopment of its three Kirribilli campuses to provide new teaching and learning spaces, as well as new multi-purpose and sports and recreation facilities.

The College also sought approval for the first stage of the redevelopment, which would include:

- the demolition and rebuild of the four-storey north-east wing building at the Main Campus (Upper Pitt Street)
- construction of a new infill building in the existing quadrangle, and the associated refurbishment of North Wing, South Wing, Great Hall and Chapel, and
- alterations and a ground floor addition to the Wyalla building on the Senior Campus (Jeffreys Street), as well as internal refurbishment and upgrades to existing teaching and learning facilities.

The Department of Planning, Industry and Environment referred the state significant development (SSD) application to the Commission for determination in July this year because of community concerns.

Commissioners Annelise Tuor (Panel Chair), Soo-Tee Cheong and Chris Wilson were appointed to consider the SSD application. They met with the Applicant, Department and North Sydney Council to discuss the proposed redevelopment – and listened carefully to the community's views during a public meeting at Lavender Bay in August this year. The Commission also visited the site and surrounding area and some nearby properties.

After considering all the evidence and weighing the community's concerns, the Commission has today (Friday 20 September 2019) determined to approve the SSD application – noting that the “impacts of the development are acceptable and can be appropriately mitigated through the implementation of the amended recommended conditions of consent”.

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In its Statement of Reasons for Decision, the Commission concluded (in summary):

- *“the proposed built form of the development is generally appropriate within the context of the existing buildings on the site and setting of surrounding development”*. (The Commission has imposed conditions to reduce plant and other roof top structures to minimise potential view impacts).
- *“the proposed measures to mitigate privacy concerns with adjacent residential properties are suitable subject to further refinements to the proposed landscaping”*, (including conditions requiring landscaping adjoining the heritage item ‘Craiglea’).
- *“the potential noise impacts during construction and operation of the development... can be mitigated and/or managed to an acceptable level through implementation of the recommended conditions of consent”*, (including noise monitoring and the deletion of the proposed use of the rooftop terrace for additional External Group Venue Hire Events).
- *“whilst there are existing issues associated with operational traffic and parking, the Application is unlikely to result in an increase in operational traffic or parking”* (given that the development does not propose an increase in student and staff numbers and a cap on numbers has been included as a condition of approval).
- *“the construction traffic impacts associated with the Application can be managed and/or mitigated to an acceptable level with the implementation of the recommended conditions of consent”* (including a construction management plan).
- *“it is reasonable for the existing out-of-hours use of the Chapel terrace roof to continue given the relatively low scale and intensity of the events and given these events are largely community related and ancillary to the school’s function.”* (However, the Commission is not satisfied that the External Group Venue Hire events have been adequately justified given the predicted noise impacts from events on the rooftop terrace and the information about these events provided to date).

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/07/st-alloysius-college-redevelopment-ssd-8669>

Disclaimer

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