



SITE INSPECTION NOTES

Project: St Aloysius' College Redevelopment – SSD 8669

Meeting Location: Various: 29 Burton St (Junior School Campus), 1-5 Jeffries St (Senior School Campus, 47 Upper Pitt St (Main School Campus, 12/48 Upper Pitt St, 13/48 Upper Pitt St, 6/48 Upper Pitt Street, 49 Upper Pitt St, Kirribilli NSW 2061

Date: Thursday, 8 August 2019

Time: 8:30am to 4pm

ATTENDANCE

Commission Panel: Annelise Tuor
Soo-Tee Cheong
Chris Wilson

Secretariat: Callum Firth, student planner
Dan Keary (Keylan Consulting)
Kane Winwood (Keylan Consulting)

Applicant: Mark Tannock – Principal, St Aloysius' College
Michael Morgan - St Aloysius' College
David Wunder - St Aloysius' College
Andrew Pender – PMDL
Ashleigh Smith – Willowtree Planning

LOCATIONS AND KEY FEATURES

1) Morning Inspection of School Drop-off

The Commission Panel observed traffic and drop off conditions on Burton Street during student access to the Junior School campus from 8:30 am. The Panel then inspected the streets surrounding the Junior campus, including Humphrey Place, Bligh Street and Crescent Place.

The Panel then proceeded to the Senior School campus where it observed proposed works from the footpath between Robertson Lane and Upper Pitt Street. The Panel then inspected the exterior of the Main School campus from Upper Pitt Street, Jeffreys Street and Kirribilli Avenue. The Panel also viewed the Main School from the Harbour Bridge walkway.

2) Junior School Campus

The Panel was accompanied by the Applicant and observed the existing sporting facilities and shaded seating area where the multi-purpose facility is proposed. The Panel also viewed the existing buildings to understand the proposed extension to the building fronting Humphrey Place. The Applicant explained the proposed levels of the multi-purpose facility in relation to Crescent Place and Bligh Street.



3) Senior School Campus

The Panel was accompanied by the Applicant and observed the exterior of the Wyalla building and the courtyard where the proposed addition is to be located fronting Robertson Lane. The Applicant explained the proposed extensions before the Panel inspected the interior of the Wyalla building, existing classrooms, stairwell and the existing indoor gymnasium.

4) Main School Campus

The Panel was accompanied by the Applicant and viewed the section of the campus building to be demolished from Upper Pitt Street. The Applicant pointed out to the Panel the location of structural joints which indicates the boundary of the demolition and the new building.

The Panel then visited the main quadrangle and the Applicant explained the proposed infill building and internal courtyard. The Panel observed the sandstone eastern boundary wall and existing landscaping. During this time, campus students commenced their lunch break and entered the quadrangle area.

The Panel then visited the main chapel before inspecting the rooftop terrace where the Applicant currently hosts events (Juana Mateo roof terrace). The Applicant explained the proposed locations of the roof-top plant and glazed lift structure and outlined the operational requirements, for staff, students and events, for the proposed location of the lift.

The Panel then visited the Main Hall to view the current multi-purpose facility, where the Applicant explained some of the safety and use constraints of the hall.

5) 6, 12 and 13/48 Upper Pitt Street

The Panel visited these residential units and observed the view towards the Harbour Bridge, Circular Quay and Sydney Opera House and the potential impacts on the view as a result of the proposal as illustrated in the Applicant's Visual Assessment Report (VAR) prepared by Roberts Day. The Panel noted that the view from the living room of 6/12 Upper Pitt Street was not included in the (VAR).

6) "Craiglea" 49 Upper Pitt Street

The Panel met with resident representatives to observe the view towards the Main School Campus and the proposed infill building and roof terrace from the garage, first floor balcony and garden of Craiglea adjacent to the school boundary. The Panel asked questions in relation to privacy, screening, noise and consultation during construction.

7) School Pick-up

The Panel walked to Burton Street along Parkes Street, Carabella Street via Fitzroy Place and Crescent Place to observe traffic and parking conditions prior to and during the after-school pick-up.