15 August 2019 WTJ17-107

WILLOW TREE PLANNING

ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
**P: 02 9929 6974**
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Independent Planning Commission NSW
Level 3, 201 Elizabeth Street
SYDNEY, NSW, 2000

**Attention: Alana Jelfs**

**STATE SIGNIFICANT DEVELOPMENT APPLICATION – 8669**
**ST ALOYSIUS' COLLEGE – CONCEPT APPROVAL AND STAGE 1 BUILT FORM APPROVAL**

Alana,

Willowtree Planning write on before of their client, St Aloysius' College (the applicant) in relation to State Significant Development Application 8669 for St Aloysius' College including 47 Upper Pitt Street, 1-5 Jeffreys Street and 29 Burton Street. The application seeks approval for a Concept Proposal for the staged redevelopment of the Junior, Senior and Main Campus and detailed Stage 1 works at the Senior and Main Campus.

The Independent Planning Commission (the Commission) has reviewed SSDA 8669 submission, the Department of Planning, Industry and Environment (the Department) Assessment Report and have conducted meetings with the Applicant, Department and North Sydney Council, a Public Meeting and Site Visit. Consequently, the Commission sought further clarity matters raised both during the meeting with the applicant and Site visit.

The following documentation accompanies this formal response:

- **Appendix A**: Response Matrix;
- **Appendix B**: Amended Architectural Documentation;
- **Appendix C**: Schedule of Uses.

To further discuss the proposed response, please do not hesitate to contact Ashleigh Smith on [redacted] or via email [redacted]

Kind regards

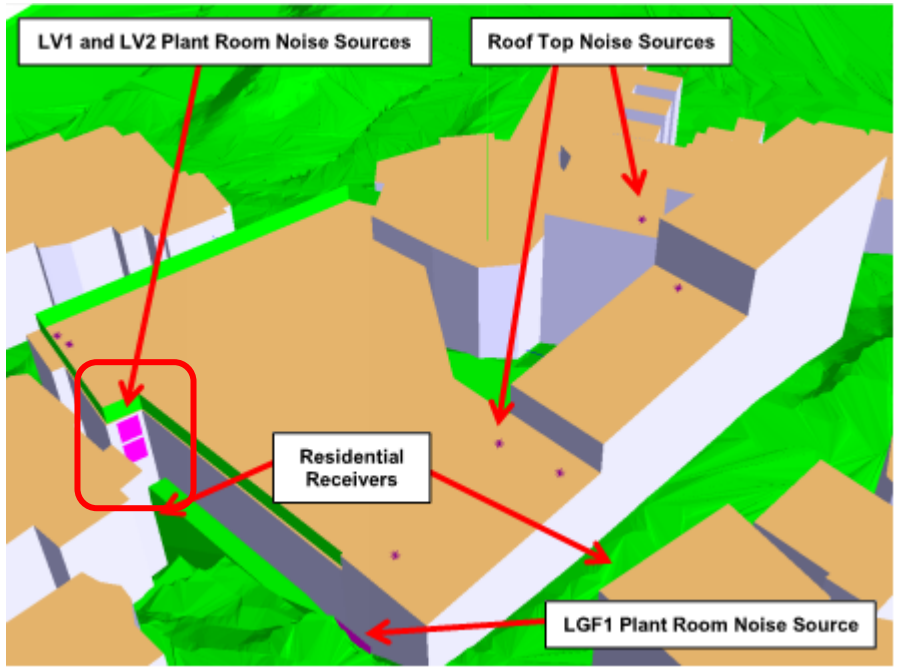
Ashleigh Smith
Associate
Willowtree Planning Pty Ltd

| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| ▪ Provide sketch illustrating the realignment of the acoustic barrier in the south-eastern corner of the rooftop terrace. | PMDL reviewed the potential to realign the acoustic barrier in the south-eastern corner of the rooftop terrace. The investigations confirmed that it is not feasible to relocate the glass barrier as it will trigger safety and maintenance issues.<br><br>Notwithstanding, in accordance with **Condition B4.(b)** of the draft Conditions, the stairwell access in the south-eastern corner has been amended through the replanning of landscaping in order to reduce activity in this corner of the rooftop terrace.<br><br>Refer to **Appendix B**, **Drawing No. DAU127F**. |
| ▪ Revisit CAD model for the Main Campus and confirm parapet height of the north east wind, acoustic barrier and rooftop terrace, confirming the correct RLs and perspectives. | The CAD model for the Main Campus was reviewed to confirm the parapet height of the north-east wing, acoustic barrier and rooftop terrace was correct as per the architectural drawings submitted to the Department.<br><br>In light of the above, it is confirmed the perspectives provided in **SSDA 8669** submission were correctly modelled with the glass acoustic barrier |
| ▪ Reproduce 3pm winter shadow diagrams for the existing built form and the proposed infill development. | Refer to **Appendix B**.<br><br>The shadow diagrams have been updated (**Drawing No. DAU020D**). The updated diagrams confirm the shadow diagrams are correct and consistent with RobertsDay Solar Analysis Report, as previously submitted to the Department of Planning, Industry and Environment.<br><br>As noted on **Drawing No. DAU020D**, there is minimal additional overshadowing on the neighbouring property to the east (49 Upper Pitt Street). The primary overshadowing of the property is on the vertical surface, which has been captured in the RobertsDay Assessment. |
| ▪ Provide specific areas of the motor/ plant rooms. | Refer to **Appendix B**. Amended **Drawing No. DAU130F** illustrates all plant enclosures and modifications proposed. |
| ▪ Investigate whether there are any further opportunities for incremental improvement in building height. | The built form and urban design of the proposed development has been designed to accommodate a flagship building element to Upper Pitt Street and to respond to the surrounding context and includes:<br><br>▪ Considered site layout, incorporating appropriate setbacks, improved connectivity, and visual presentation; |

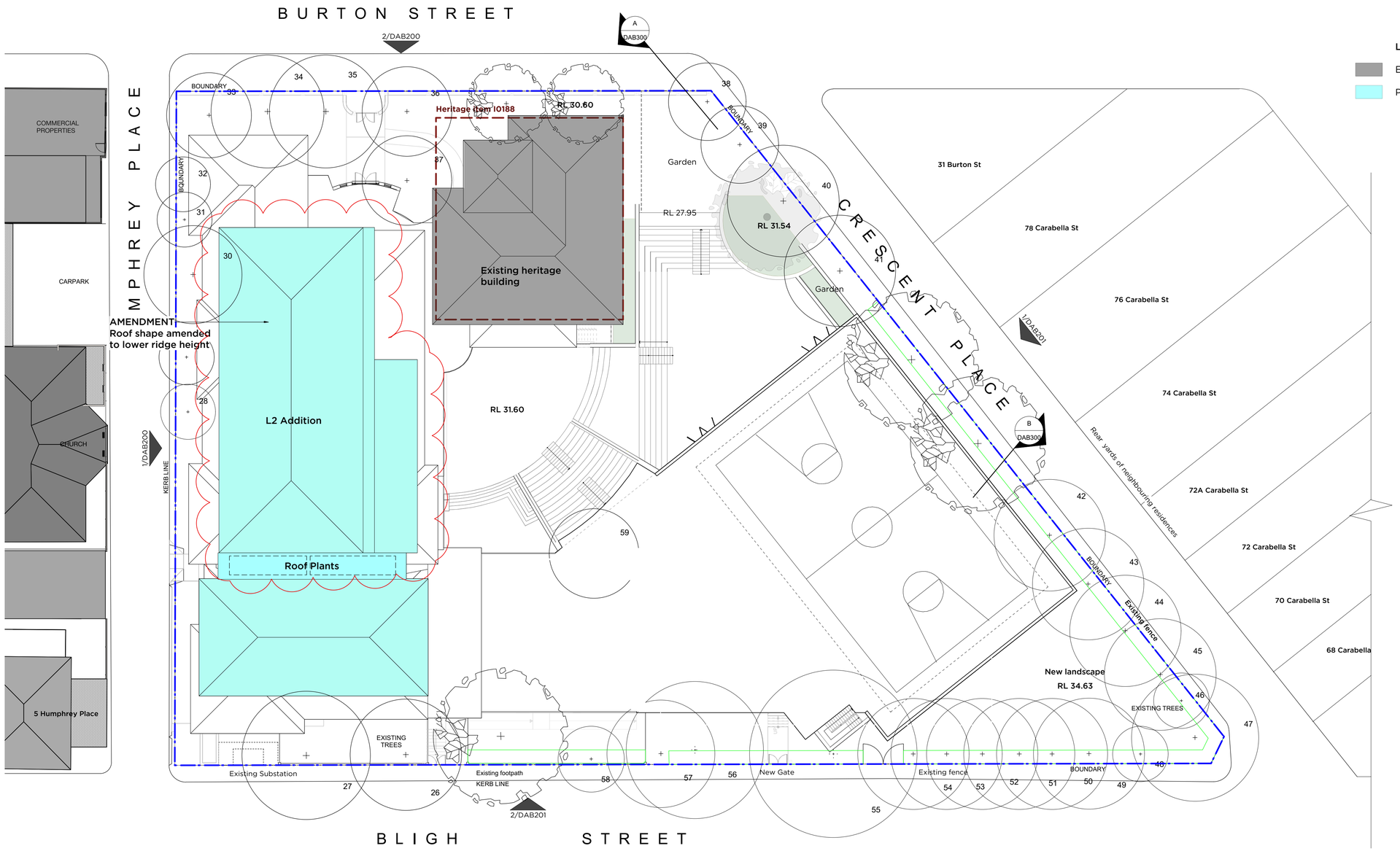
| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| | ▪ Provides a positive visual impact in the locality;<br>▪ Proposes appropriate height, bulk, and scale to accommodate high functionality for a leading school facility;<br>▪ Significant landscaping and recreational space across the Site including the introduction of primary open space on the rooftop terrace.<br><br>The building heights proposed are not excessive when viewed in the context of the surrounding development. Building heights reflect the existing building forms within and adjoining the Site. The built form and urban design response for the proposed development will make a positive contribution to the locality and maximises opportunities for Site landscaping and recreational space.<br><br>No further amendments are proposed as it is considered the building height has been significantly addressed under the current proposal. |
| ▪ Provide sketch of alternative roof form for Junior Campus addition. | The roof form of the Junior Campus addition has been amended to present as a hip roof, reducing the height of the ridge line of the new addition. A maximum **RL 43.60** is exhibited, which continues to sit below the maximum height of the existing heritage item being **RL 45.09**, which will continue to promote the heritage items of the Junior Campus.<br><br>Refer to **Appendix B**, **Drawing No. DAB200D**, **DAB201D** and **DAB300D**. |
| ▪ Clarify maximum RL height of Junior Campus. | Refer to **Appendix B**, **Drawing No. DAB124**.<br><br>The architectural drawings were reviewed and there was a discrepancy with the RL identified at the corner of Bligh Street and Crescent Place (**RL36.55**). Our review indicates that this point has an estimated **RL 34.20**. It is noted the survey documentation does not show this exact location.<br><br>Notwithstanding, the architectural drawings have been amended to reflect the revised RL. Detailed survey will be obtained during detailed design. All other RL's are correct. |
| ▪ Provide clarification of the assessment of the 'Disco' in the Noise Impact Assessment and the number of attendess. | In order to charactertise the existing acoustic environment at the nearest sensitive receivers, unattended noise monitoring was conducted between Tuesday 10 October and Wednesday 18 October 2017. During this time, there was an unexpected spike in noise. It was later confirmed the spike in noise derived from an out-of-hours school |

| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| | disco that occurred on 13 October 2017. This was attended by approximately 320 Year 9 Boys and Girls, and was located on the Wyalla Green of Dalton hall. |
| ▪ Clarify on whether the noise impact assessment included an assessment of Chapel Roof Terrace and the anticipated noise levels/impacts. | The noise impact assessment did not specifically assess the Chapel Roof Terrace, because the use of the space is not changing and also the impact of noise from within the area will be insignificant compared to the rooftop noise sources assessed. |
| ▪ Provide justification of the use of both terraces. | The College intends to use both the Chapel Terrace Roof and the proposed new Roof Terrace on a concurrent basis with maximum capacity only once per annum. This will be on New Year's Eve when the Chapel Terrace would hold 320 attendees and the New Terrace would hold 1180 attendees for a total of 1500 occupants. The College may use both terraces concurrently with maximum capacity for one-off special events (for example a major historical celebration for either the College, city or nation). If two concurrent events are held on the two terraces, the College would limit attendees to 330 (total). |
| ▪ Reissue/ revise events table. | Refer to the Schedule of Uses accompanying this response as **Appendix C**. |
| ▪ Further to the above, what are the existing and proposed uses of the roof terrace, noting the design to provide direct access to this area from level LGF 3 via a glass lift and to link this roof terrace and the proposed new roof terrace via lift and stairs. | Refer to the Schedule of Uses accompanying this response as **Appendix C**.<br><br>The College intends to use both the Chapel Terrace Roof and the proposed new Roof Terrace on a concurrent basis with maximum capacity only once per annum. This will be on New Year's Eve when the Chapel Terrace would hold 320 attendees and the New Terrace would hold 1180 attendees for a total of 1500 occupants. The College may use both terraces concurrently with maximum capacity for one-off special events (for example a major historical celebration for either the College, city or nation). If two concurrent events are held on the two terraces, the College would limit attendees to 330 (total). |
| ▪ Investigate reduction of lift core of glass lift. | The design and location of the glass lift was to satisfy the operational requirements of the College, providing adequate 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.<br><br>No further action is proposed. |
| ▪ Provide further details on the use of the existing Juana Mateo roof terrace and the proposed glass lift eg what, how often and how many people use the terrace, | As discussed with the Commission, north-west access is available, however the proposed glass lift brings significant operational advantages. No further action is proposed. |

| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| can it be accessed via the existing lift in the north west building or a platform lift or a hydraulic lift to reduce the overrun? | There are no proposed changes to the current use of the Chapel/ Juana Mateo Roof Terrace.<br><br>Further to the above, the College intends to use both the Chapel Terrace Roof and the proposed new Roof Terrace on a concurrent basis with maximum capacity <u>only</u> once per annum. This will be on New Year's Eve when the Chapel Terrace would hold 320 attendees and the New Terrace would hold 1180 attendees for a total of 1500 occupants. Notwithstanding, the College may use both terraces concurrently with maximum capacity for one-off special events (for example a major historical celebration for either the College, city or nation). If two concurrent events are held on the two terraces, the College would limit attendees to 330 (total).<br><br>Refer to the Schedule of Uses accompanying this response as **Appendix C**. |
| ▪ Justification for the location of the plant and whether there is any opportunity for relocation or reduction in size. | Refer to **Appendix B**, **Drawing No. DAU130** and **DAU202**.<br><br>The plant room has been amended to improve the views from Upper Pitt Street. Consequently, a new plant enclosure on the Level 5 Roof Level is being sought to accommodate the reduction in plant room on the Upper Pitt Street frontage. |
| ▪ Does the plant shown in the southeast building on Levels 1 and 2 service this building as well as the infill building. | The Plant Room shown on the south-east building on Levels 1 and 2 services the eastern wing and has been adequately addressed in the addendum Noise Impact Assessment prepared by SLR, V3.0, dated April 2019. Figure 10 and extracted below of the addendum Noise Impact Assessment illustrates the location of the mechanical plant for the Main Campus. |

| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| |  <br>**Section 5.1.4.3** Acoustic Treatment Requirements of the addendum Noise Impact Assessment, dated April 2019 adequately addresses how compliance will be achieved for all mechanical plant, as outlined below:<br><br>*Based on the results from the operational noise model, SLR predicts that compliance with the project noise trigger levels can be achieved. However, acoustic treatment will be required and must be assessed in greater depth in accordance with the project noise trigger levels during the detailed design stage of the Project. For the purpose of this stage of the assessment, SLR recommends the following measures to mitigate the acoustic impact of the proposed mechanical plant:*<br><br>▪ *Enclosures for chillers located on roof tops including discharge attenuators.* |

| Table 1. Response to Queries Raised by Independent Planning Commission | |
|---|---|
| **Query Raised** | **Comment** |
| | ▪ *Attenuators on all air handling units and acoustic rated louvres for mechanical plant rooms.*<br>▪ *Attenuators on all ventilation and exhaust fans.*<br><br>*Detailed enclosure, attenuator and louvre specifications are to be established as the equipment selections are finalised as the design progresses.* |
| ▪ Cumulative impacts of out of hour events on the roof terrace. | Refer to the Schedule of Uses accompanying this response as **Appendix C**.<br><br>The College intends to use both the Chapel Terrace Roof and the proposed new Roof Terrace on a concurrent basis with maximum capacity only once per annum. This will be on New Year's Eve when the Chapel Terrace would hold 320 attendees and the New Terrace would hold 1180 attendees for a total of 1500 occupants. The College may use both terraces concurrently with maximum capacity for one-off special events (for example a major historical celebration for either the College, city or nation). If two concurrent events are held on the two terraces, the College would limit attendees to 330 (total). |
| ▪ It is noted that the Noise Impact Assessment (NIA) has been undertaken in accordance with the Industrial Noise Policy (INP). It is further noted that the EPA recommends that ambient noise monitoring measurements be conducted as near as possible to sensitive receivers. Within this context, could you please provide the rationale for the logger locations as identified in Figure 5 of the NIA and the relationship to the outcomes established in Tables 16 and 17 of the NIA. For example, if logger 3 was used to establish the criteria used for Receiver 10, is it possible that noise impacts at R10 maybe more significant given that background noise levels at Logger 3 are likely to be higher than background levels expected at R10 given R10s distance (compared to the location of logger 3) from the northern end of the Harbour Bridge (being the most significant contributor to existing noise). | In a formal response to previous queries from the Department of Planning & Environment, the initial NIA (addressing the SEARs which refer to the INP) was revised to be in accordance with the more recent 2017 Noise Policy for Industry (NPfI). The most recent Noise Impact Assessment is Version 3.0, dated April 2019.<br><br>Regardless, it is considered unreasonable, impractical and unnecessary to measure the background noise level at every individual receiver assessed. In line with standard practice in noise impact assessments, representative noise levels have been measured and applied to each receiver. Generally, the receivers within the assessment area fall under two categories:<br><br>1) Those exposed to direct noise from the Harbour Bridge (named Residential 2 in the NIA), and<br>2) Those shielded from noise from the Harbour Bridge (named Residential 1 in the NIA)<br><br>Representative noise levels for the above two categories have been measured and applied to each receiver accordingly. Table 18 in the NIA summarises this approach and the background noise levels at each receiver. |




**Legend:**

- Existing Building - No works
- Proposed New building works

1 Plan - Roof
Scale: 1:200

| ISSUE | DATE | REVISION |
|---|---|---|
| E | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

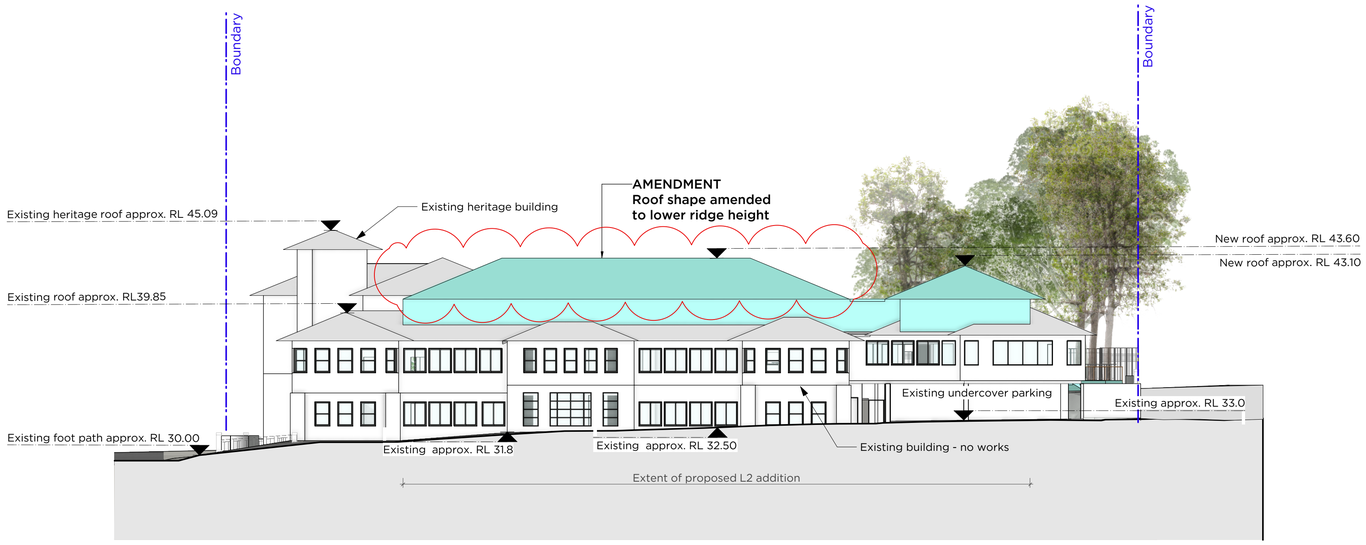
| | |
|---|---|
| PROJECT: St. Aloysius' College SSDA | PROJECT #: 2670 |
| CLIENT: St Aloysius' College | DWG #: DAB124 |
| DWG: Burton St - Proposed Roof | |
| CLIENT REF & CONTACT: St Aloysius' College | DATE: Feb 2018 · SCALE: 1:200@A1 · DRAWN: AL · CHKD: SC · REVISION: E |

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

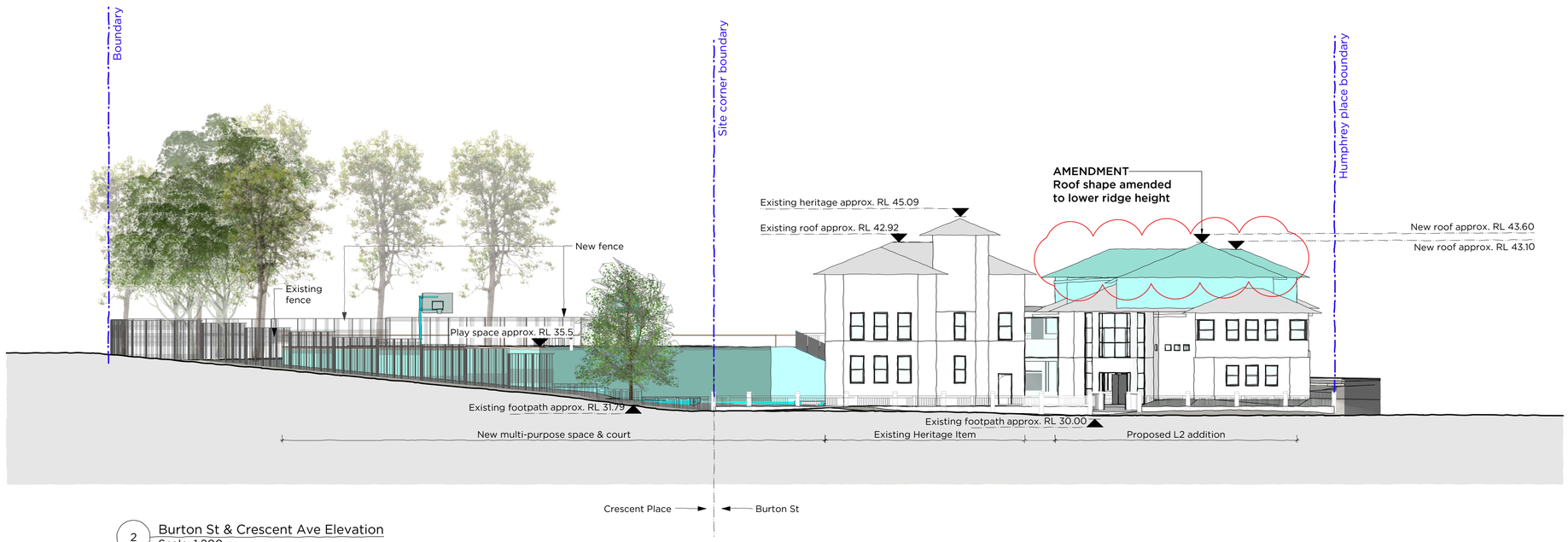
pmdl.com.au

PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 960 337
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DODDRELL 5134

Plan Magis
seeking excellence in learning




1 Humphrey Place elevation
Scale: 1:200




2 Burton St & Crescent Ave Elevation
Scale: 1:200

**Legend:**

Proposed New building works

| ISSUE | DATE | REVISION |
|---|---|---|
| D | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

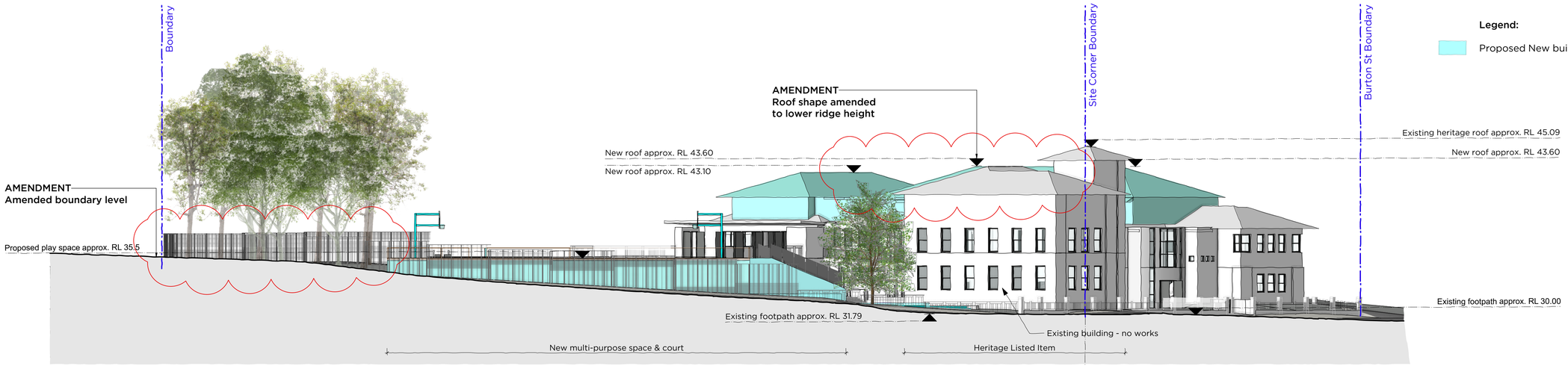
PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

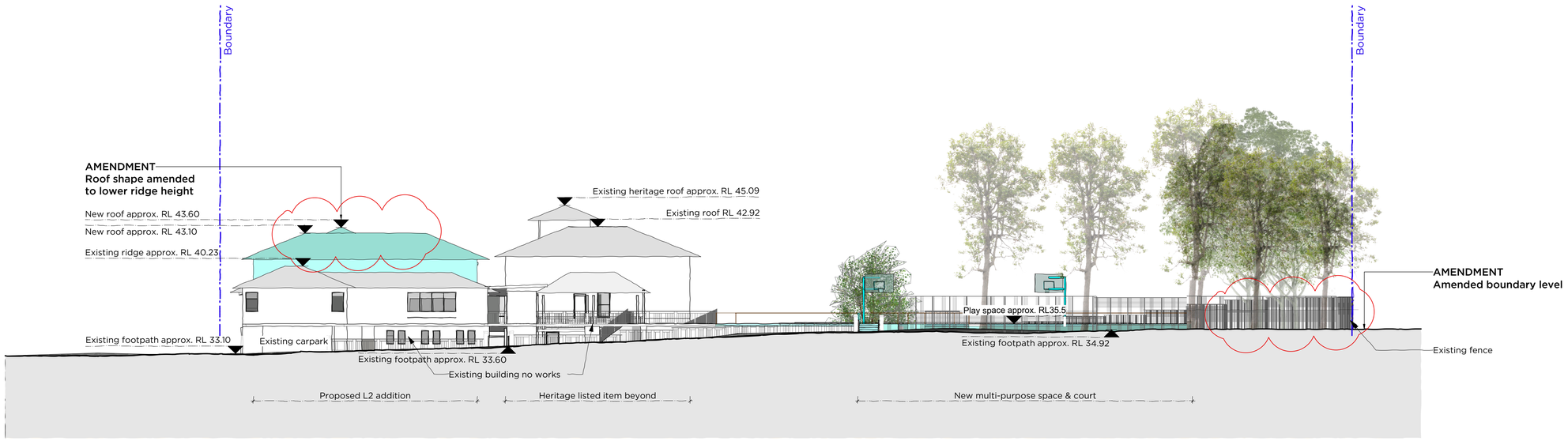
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 961 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DOODRIELL 5154

| | | | |
|---|---|---|---|
| PROJECT: St. Aloysius' College SSDA | | | PROJECT #: 2670 |
| CLIENT: St Aloysius' College | | | DWG #: DAB200 |
| DWG: Burton St - Street elevations | | | |
| CLIENT REF & CONTACT: St Aloysius' College | DATE: Feb 2018 | DRAWN: AL | REVISION: D |
| | SCALE: 1:200@A1 | CHKD: SC | |

Plan Magis
seeking excellence in learning




1 Crescent Place Elevation
Scale: 1:200




2 Bligh St Elevation
Scale: 1:200

**Legend:**

Proposed New building works

| ISSUE | DATE | REVISION |
|---|---|---|
| D | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

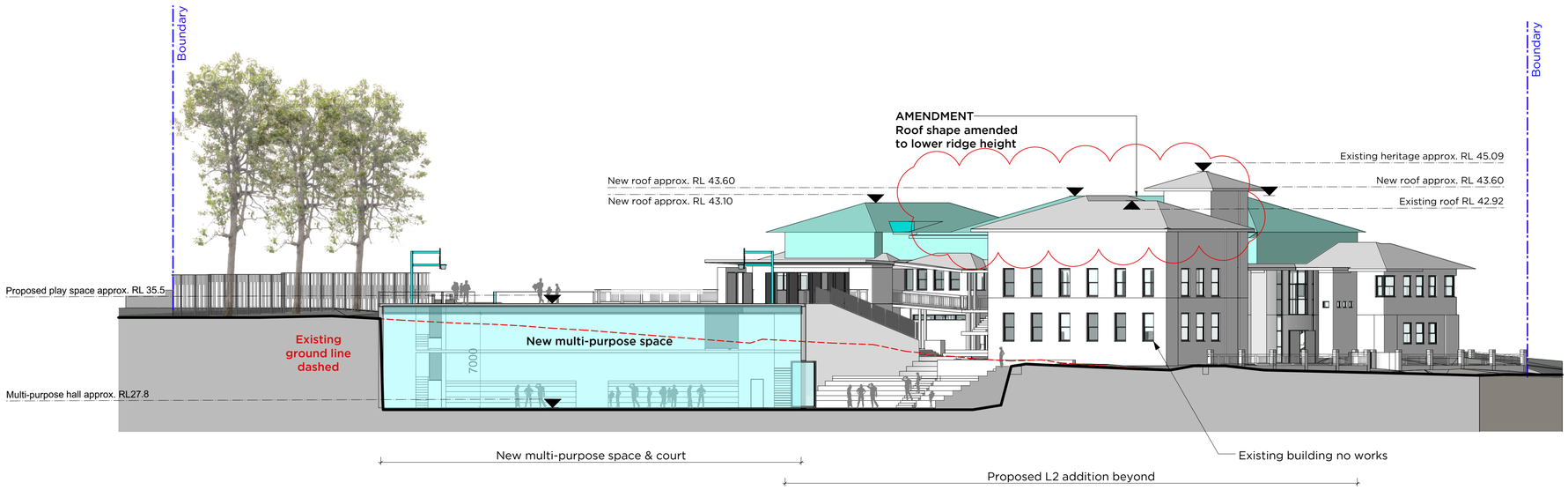
PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

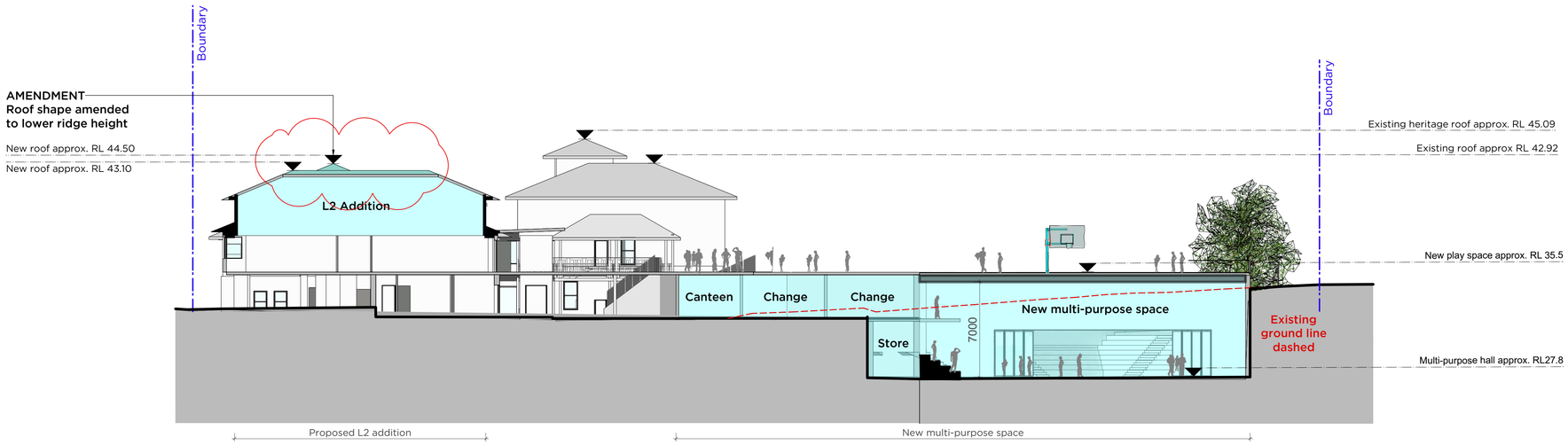
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 961 337
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DOGGRELL 5154

| | |
|---|---|
| PROJECT | St. Aloysius' College SSDA |
| PROJECT # | 2670 |
| CLIENT | St Aloysius' College |
| DWG # | DAB201 |
| DWG | Burton St - Street elevations |
| CLIENT REF & CONTACT | St Aloysius' College |
| DATE | Feb 2018 |
| DRAWN | AL |
| SCALE | 1:200@A1 |
| CHKD | SC |
| REVISION | D |

Plan Magis
seeking excellence in learning




1 Section A Proposed
Scale: 1:200




2 Section B proposed
Scale: 1:200

**Legend:**

Proposed New building works

Plan Magis
seeking excellence in learning

| ISSUE | DATE | REVISION |
|---|---|---|
| D | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

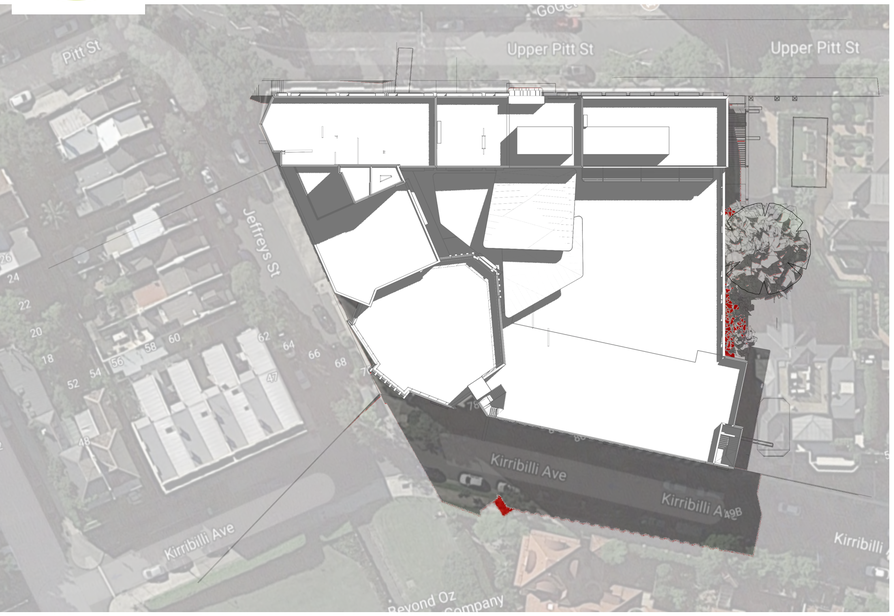
PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 961 337
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DOGGRELL 5154

| | |
|---|---|
| PROJECT | St. Aloysius' College SSDA |
| PROJECT # | 2670 |
| CLIENT | St Aloysius' College |
| DWG # | DAB300 |
| DWG | Burton St - Sections |
| CLIENT REF & CONTACT | St Aloysius' College |
| DATE | Feb 2018 |
| DRAWN | AL |
| SCALE | 1:200@A1 |
| CHKD | SC |
| REVISION | D |

## Equinox




1 Shadow Diagram 9am March/Sept 21st
Scale: 1:500

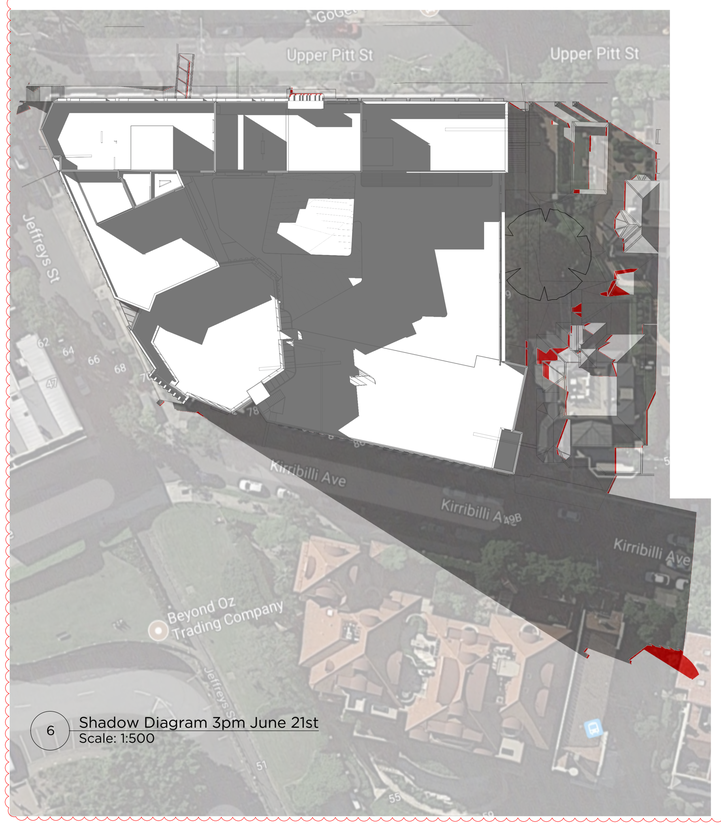

2 Shadow Diagram 12pm March/Sept 21st
Scale: 1:500


3 Shadow Diagram 3pm March/Sept 21st
Scale: 1:500

## Winter Solstice


4 Shadow Diagram 9am June 21st
Scale: 1:500


5 Shadow Diagram 12pm June 21st
Scale: 1:500




6 Shadow Diagram 3pm June 21st
Scale: 1:500

**AMENDMENT**
**Existing tree shadow removed for diagrammatic purposes. Shadow Diagram is correct and is consistent with Robertsday's Solar Analysis Report**

Plan Magis
seeking excellence in learning

Existing shadow projections
New shadows from proposed works

| ISSUE | DATE | REVISION |
|---|---|---|
| D | 14/8/19 | Response to IPC |

0mm 50mm 100mm

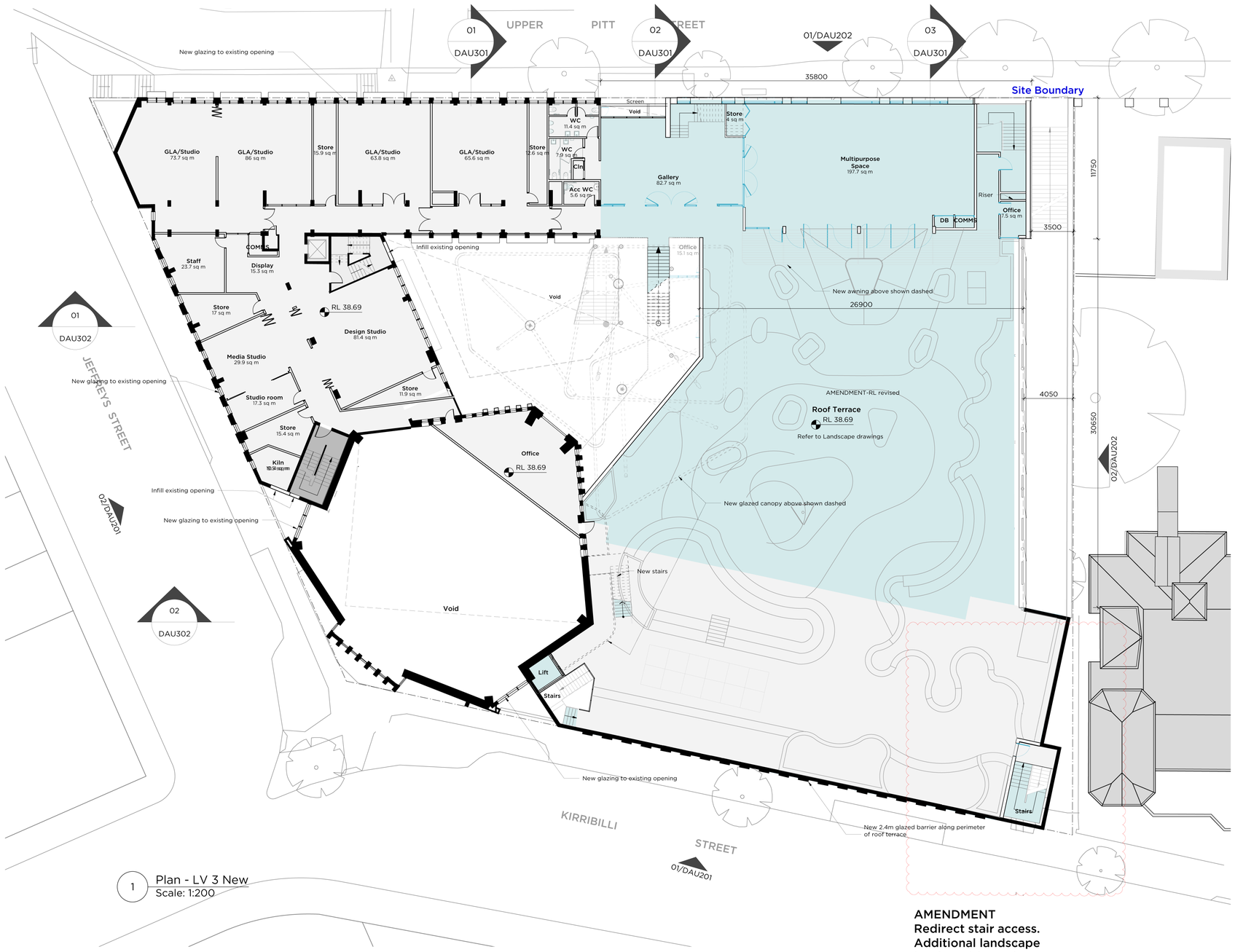
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 58 062 961 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DODDRELL 5134

| | | | |
|---|---|---|---|
| PROJECT: St. Aloysius' College SSDA | | | PROJECT #: 2670 |
| CLIENT: St Aloysius' College | | | DWG #: DAU020 |
| DWG: Shadow Diagram | | | |
| CLIENT REF & CONTACT: St Aloysius' College | DATE: JUL | DRAWN: AL | REVISION: D |
| | SCALE: 1:200@A1 | CHKD: SC | |




1 Plan - LV 3 New
Scale: 1:200

**AMENDMENT**
**Redirect stair access. Additional landscape treatment to eastern frontage.**

**Legend:**

- Site Boundary
- Existing Building - No works
- Proposed New building works
- Existing Building to be refurbished
- Proposed Walls & structure
- Existing walls and structure
- Demolish

N

Plan Magis
seeking excellence in learning

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

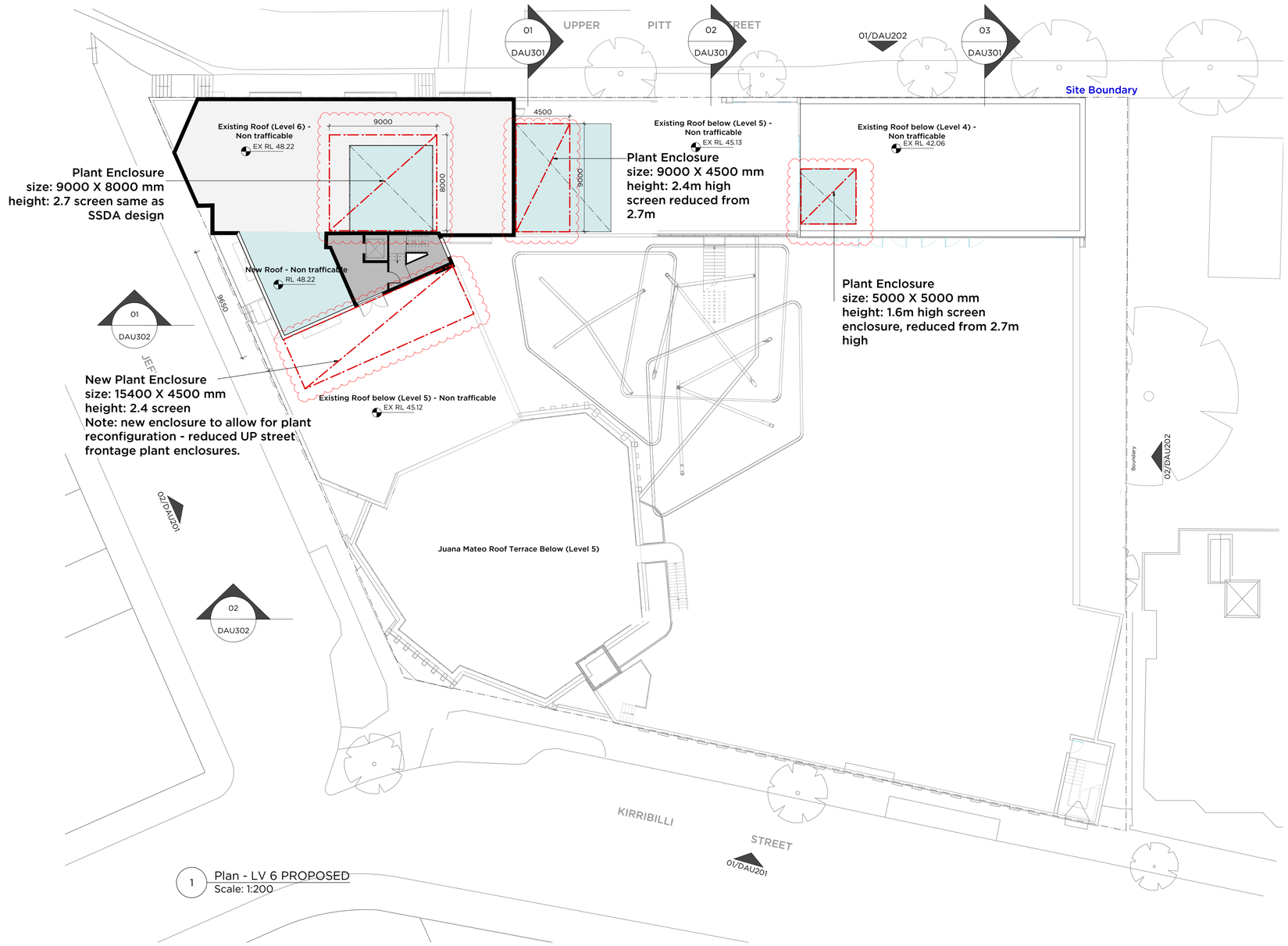
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 961 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DODDRELL 5134

| ISSUE | DATE | REVISION |
|---|---|---|
| F | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

| | | | |
|---|---|---|---|
| PROJECT | St. Aloysius' College SSDA | | PROJECT # 2670 |
| CLIENT | St Aloysius' College | | DWG # |
| DWG | Upper Pitt St Plan - LV 3 | | DAU127 |
| CLIENT REF & CONTACT: St Aloysius' College | DATE Feb 2018 | DRAWN ?? | REVISION F |
| | SCALE 1:200@A1 | CHKD ?? | |




1 Plan - LV 6 PROPOSED
Scale: 1:200

**Legend:**

- Site Boundary
- Existing Building - No works
- Proposed New building works
- Existing Building to be refurbished
- Proposed Walls & structure
- Existing walls and structure
- Demolish

Potential Roof Top Plant Enclosure Modification.

Plan Magis
seeking excellence in learning

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

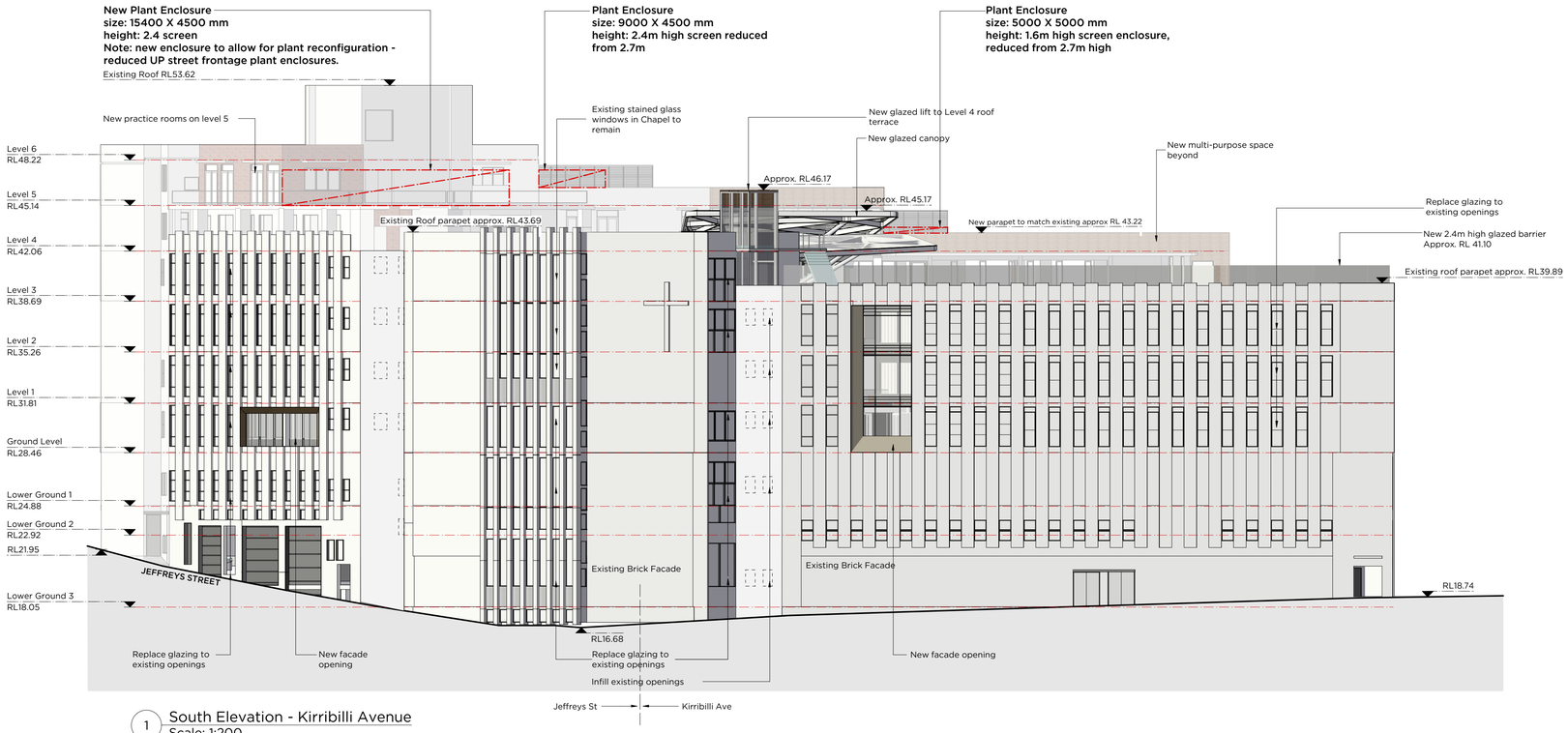
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 961 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 3317 DAVID MORRIS 5865 PETER DODDRELL 5154

| ISSUE | DATE | REVISION |
|---|---|---|
| F | 14/8/19 | Response to IPC |

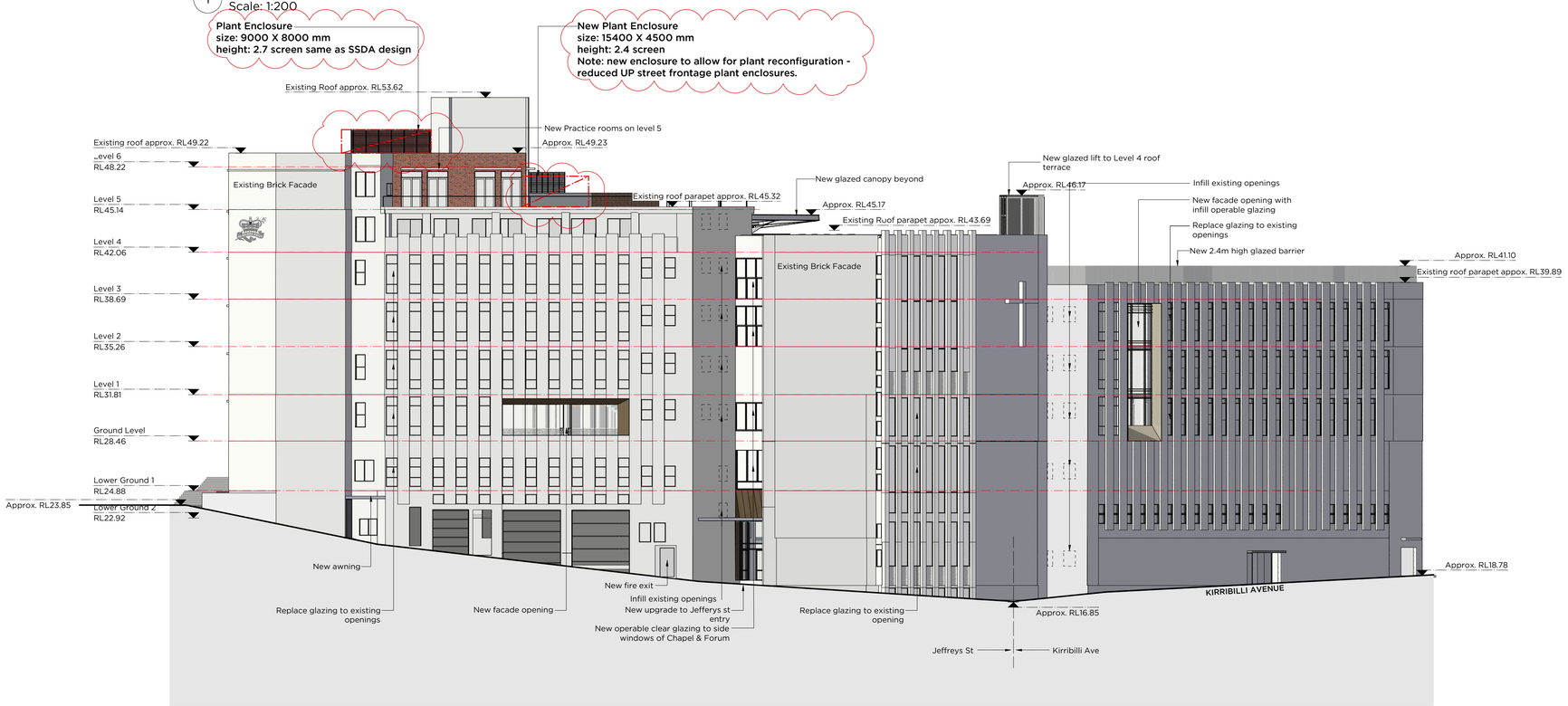
0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

| | | | |
|---|---|---|---|
| PROJECT | St. Aloysius' College SSDA | | PROJECT # 2670 |
| CLIENT | St Aloysius' College | | DWG # DAU130 |
| DWG | Upper Pitt St Plan - LV 6 | | |
| CLIENT REF & CONTACT St Aloysius' College | DATE Feb 2018 | DRAWN AL | REVISION F |
| | SCALE 1:200@A1 | CHKD ?? | |




1 South Elevation - Kirribilli Avenue
Scale: 1:200




2 West Elevation - Jeffreys Street
Scale: 1:200

Potential Roof Top Plant Enclosure Modification.

Plan Magis
seeking excellence in learning

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

pmdl.com.au

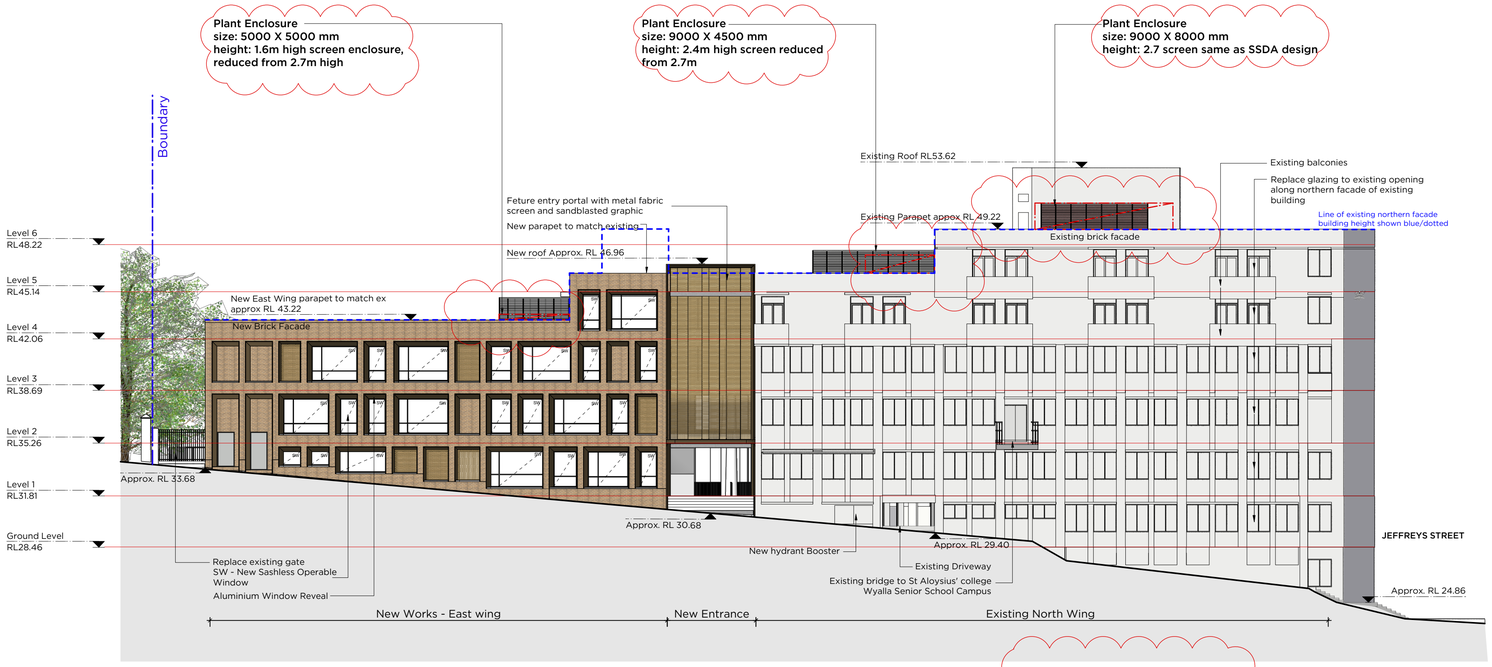
PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 58 062 981 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DODDRELL 5154

| ISSUE | DATE | REVISION |
|---|---|---|
| E | 14/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

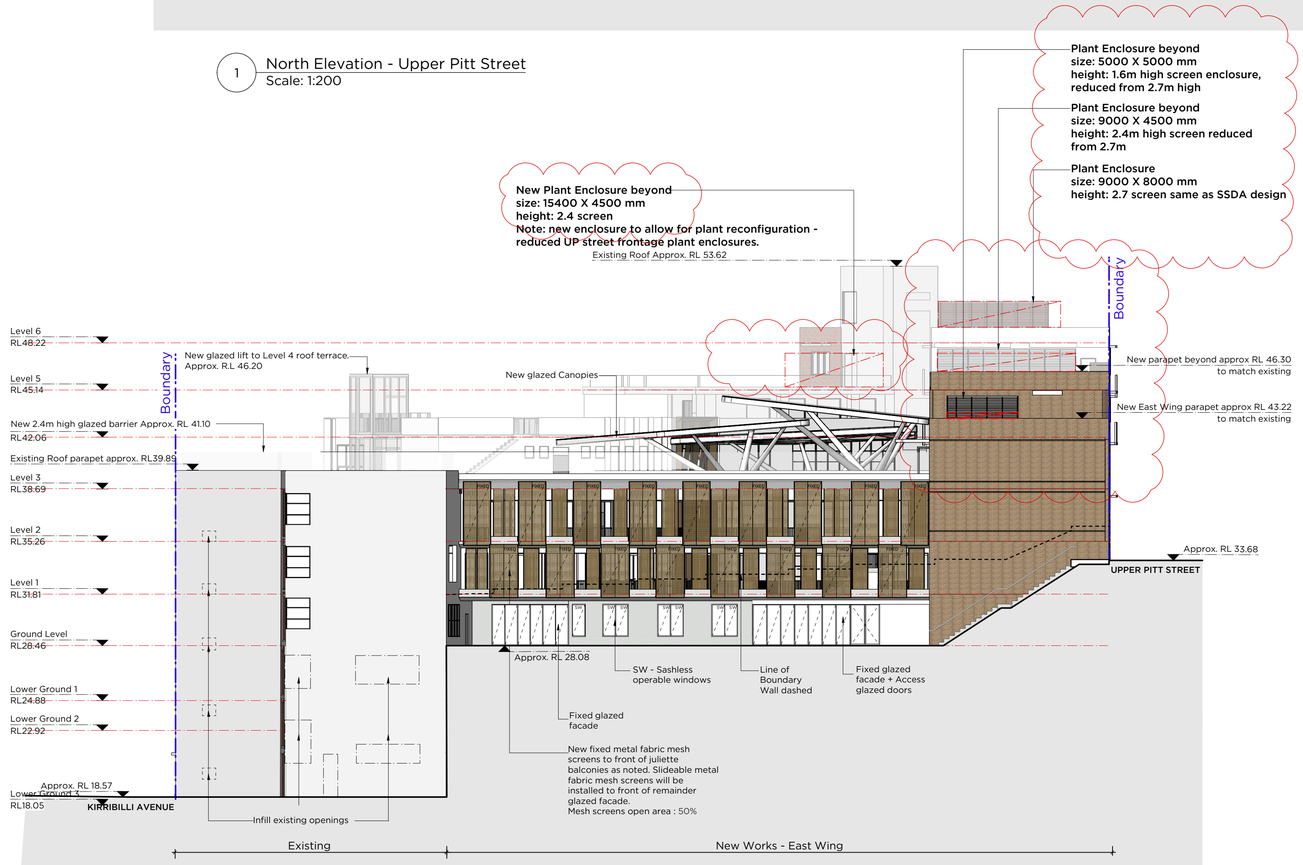
| | | | |
|---|---|---|---|
| PROJECT | St. Aloysius' College SSDA | PROJECT # | 2670 |
| CLIENT | St Aloysius' College | DWG # | DAU201 |
| DWG | Upper Pitt St - Elevations | | |
| CLIENT REF & CONTACT | St Aloysius' College | DATE FEB 18 / SCALE 1:200@A1 | DRAWN AL / CHKD AP |
| REVISION | E | | |



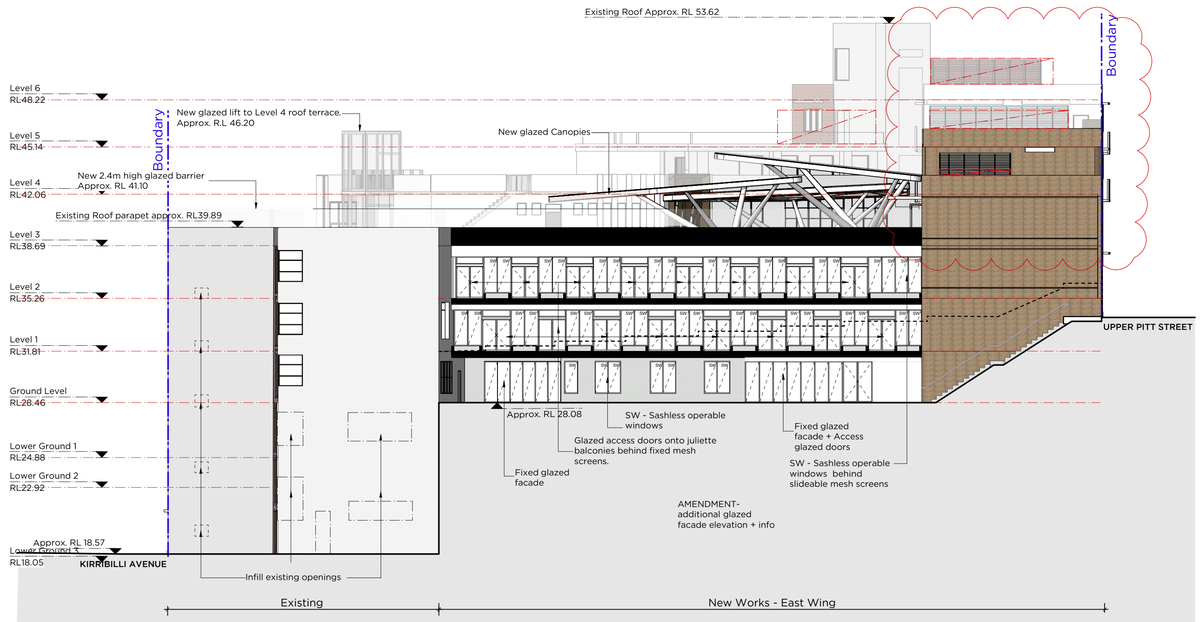

1 North Elevation - Upper Pitt Street
Scale: 1:200

LEGEND:
SW - Sashless Window

Potential Roof Top Plant Enclosure Modification.




2 East Elevation
Scale: 1:200




3 East Elevation - Glazing Line
Scale: 1:200

Plan Magis
seeking excellence in learning

PMDL ARCHITECTURE INTERIORS MASTERPLANNING
pmdl.com.au

| ISSUE | DATE | REVISION |
|---|---|---|
| F | 15/8/19 | Response to IPC |

0mm 50mm 100mm

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

PMDL ARCHITECTURE + DESIGN HK (LIMITED)
PMDL ARCHITECTURE + DESIGN PTY LTD ABN 56 062 981 317
NSW NOMINATED ARCHITECTS: ANDREW PENDER 5317 DAVID MORRIS 5865 PETER DOODREELL 5154

| | | | |
|---|---|---|---|
| PROJECT | St. Aloysius' College SSDA | PROJECT # | 2670 |
| CLIENT | St Aloysius' College | DWG # | DAU202 |
| DWG | Upper Pitt St - Elevations | | |
| CLIENT REF & CONTACT | St Aloysius' College | DATE FEB 18 / DRAWN AL / SCALE 1:200@A1 / CHKD AP | REVISION F |

| Table 1 \| Schedule of Current Chapel Terrace Roof Usage* | | | | | |
|---|---|---|---|---|---|
| **Event** | **Facility** | **Days of the Week** | **Frequency (days per year)** | **Hours/ Duration of Use** | **Estimated Attendance at Event** |
| **School Related Activities** | | | | | |
| Class Reunions | Chapel Terrace Roof | Friday/Saturday | 10 | 6.00-10.00pm - 4 hours | 80-100 |
| New Year's Eve | Chapel Terrace Roof | | 1 | 5.00pm – 12.30am - 7.5 hours | 320 |
| College Staff-based events i.e. staff social events and Christmas Party | Chapel Terrace Roof | Thursday/Friday | 8 | 3.30-5.30pm - 2 hours | 80-150 |
| Parent Events | Chapel Terrace Roof | Friday/Saturday | 12 | 7.00-10.00pm – 3 hours | 100-320 |
| College Events | Chapel Terrace Roof | Monday-Saturday | 10 | 7.00-10.00pm – 3 hours | 100-320 |
| **Non-School Activities** | | | | | |
| Events Hosted by the Society of Jesus | Chapel Terrace Roof | Thursday-Saturday | 2-4 | 6.00-9.00pm – 3 hours | 40 |
| External Group Venue Hire | Chapel Terrace Roof | Monday-Saturday | 10 | 7.00-10.00pm – 3 hours | 20-100 |

*Please note that there are no proposed changes to the usage of this facility.

| Table 2 \| Schedule of Current Courtyard/Quadrangle Usage | | | | | |
|---|---|---|---|---|---|
| **Event** | **Facility** | **Days of the Week** | **Frequency (days per year)** | **Hours/ Duration of Use** | **Estimated Attendance at Event** |
| Recess | Courtyard/Quadrangle | Monday-Friday | 180 | 10.35-10.55am - 20mins | 650 |
| Lunch | Courtyard/Quadrangle | Monday-Friday | 180 | 12.45-1.25pm - 40mins | 400 |
| Before and After School Use | Courtyard/Quadrangle | Monday-Friday | 180 | 7.30-8.25am - 55mins<br>3.15-5.00pm – 1 hour 45mins | 50-100<br>50-250 |
| Student Assembly | Courtyard/Quadrangle | Friday | 40 | 8.25-8.45am – 20min | 1180 |
| Classes | Courtyard/Quadrangle | Monday-Friday | 180 | During School time – 1 hour in duration | 26 |
| Parent Event | Courtyard/Quadrangle | Saturday | 1 | 7.00-10.00pm – 3 hours | 850 |
| Father/Son BBQ | Courtyard/Quadrangle | Friday | 1 | 6.00-9.00pm – 3 hours | 400 |
| | | | | | |

| Table 3 \| Schedule of Proposed Roof Terrace Usage* | | | | | |
|---|---|---|---|---|---|
| **Event** | **Facility** | **Days of the Week** | **Frequency (days per year)** | **Hours/ Duration of Use** | **Estimated Attendance at Event/ Use** |
| **School Related Activities** | | | | | |
| Recess | Roof Terrace | Monday-Friday | 180 | 10.35-10.55am - 20mins | 650 |
| Lunch | Roof Terrace | Monday-Friday | 180 | 12.45-1.25pm - 40mins | 400 |
| Before and After School | Roof Terrace | Monday-Friday | 180 | 7.30-8.25am - 55mins<br>3.15-5.00pm – 1 hour 45mins | 50-100<br>50-250 |
| Student Assembly | Roof Terrace | Friday | 40 | 8.25-8.45am – 20mins | 1180 |
| Classes | Roof Terrace | Monday-Friday | 180 | During School time – 1 hour in duration | 26 |
| Music Recitals/Drama Productions | Multipurpose Hall | Thursday, Friday, Saturday | 10 | 6.00-9.00pm – 3 hours | 50-100 |
| Parent Event | Roof Terrace | Saturday | 1 | 7.00-10.00pm – 3 hours | 1180 |
| Father/Son BBQ | Roof Terrace | Friday | 1 | 6.00-9.00pm – 3 hours | 400 |
| New Year's Eve | Roof Terrace | | 1 | 5.00pm – 12.30am - 7.5 hours | 1180 |
| **Non-School Related Activities** | | | | | |
| External Group Venue Hire | Roof Terrace | Thursday-Saturday | 10 | 7.00-10.00pm – 3 hours | 100-300 |

* The College intends to use both the Chapel Terrace Roof and the proposed new Roof Terrace on a concurrent basis with maximum capacity only once per annum. This will be on New Year's Eve when the Chapel Terrace would hold 320 attendees and the New Terrace would hold 1180 attendees for a total of 1500 occupants. The College may use both terraces concurrently with maximum capacity for one-off special events (for example a major historical celebration for either the College, city or nation). If two concurrent events are held on the two terraces, the College would limit attendees to 330 (total).