



27 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

St Aloysius College Redevelopment (SSD 8669)

Dear Ms Harragon,

I refer to the letter sent to the Department, dated 26 August 2019, requesting additional information, and the upcoming meeting scheduled for 2 September 2019 to assist the Commission in its consideration of the abovementioned application.

Please see below for further clarification, which supersedes information provided yesterday in relation to the Commissioner's requirements for further information regarding the: use of roof terraces out of school hours.

Use of roof terraces out of school hours

1. Further details are sought on the type/nature of the External Group Venue Hire events that are currently held 10 times per year on the Chapel Terrace Roof (Level 4) for up to 100 people. In particular, the type of events that have occurred and details of any relevant approvals applying to the use of the Chapel Terrace Roof for these events or if were they carried out as an incidental or ancillary use to the school.
2. The Commission also seeks further details on the additional External Group Venue Hire events that are proposed to be held 10 times per year on the new roof terrace for up to 300 people. In particular, while the Commission notes that such uses are permissible with consent under Section 4.38(3) of the EP&A Act, it seeks advice on whether such events:
 - a. are considered to be "ordinarily incidental or ancillary" to development for the purposes of Education Establishments, as per the site's SP2 Infrastructure zoning under North Sydney Local Environmental Plan 2013; and/or
 - b. are considered to be for "the physical, social, cultural or intellectual development or welfare of the community", as per clause 35(5) of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP).
3. The Commission also seeks advice on whether the increase in numbers from 320 to 1500 for the New Year's Eve school related activity and the number of events with 100 or more people to be held on the terraces outside school hours (over 60) satisfies clause 35(5) of the Education SEPP.



Draft Conditions

4. For the purposes of discussion at the scheduled meeting on 2 September 2019, please find attached the draft conditions with marked edits for discussion.

5. I note that the Commission has not concluded their assessment or determination of the application, and these draft conditions are provided on the basis of discussion only.

Yours sincerely

Anna Summerhayes
A/Executive Director
Independent Planning Commission