



28 August 2019

Principal, St Aloysius' College Limited
C/-o Mr Chris Wilson
Director Willow Tree Planning

By email: cwilson@willowtp.com.au
Cc: asmith@willowtp.com.au

Dear Mr Wilson

St Aloysius College Redevelopment (SSD 8669)

In its consideration of the abovementioned application, the Commission has identified several matters requiring further clarification. These matters were previously outlined in two letters sent to the Department, which were dated 26 and 27 August 2019. The Applicant is requested to provide a response to the below matters.

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.

New rooftop structures

6. The Commission notes that the new glazed lift to the Chapel terrace roof (level 4), together with its lift overrun, appears to be 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.*"
7. 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.
8. You are welcome to comment on any of the other matters raised with the Department in the letters dated 26 and 27 August 2019.

If possible, you are requested to provide a response to these matters, by close of business **Friday 30 August 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 Applicant on these matters.

If you have any questions, please contact Xanthe O'Donnell, Principal Planning Officer, on 9383 2124 or at xanthe.odonnell@environment.nsw.gov.au.

Yours sincerely



Anna Summerhayes
A/Executive Director
Independent Planning Commission