



Community Consultation Report

St Aloysius' College Redevelopment (Concept Master Plan and Built Form Approval)

St Aloysius' College

Prepared by Willowtree Planning Pty Ltd on
behalf of St Aloysius' College

April 2018



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EXECUTIVE SUMMARY

This Community Consultation Report has been prepared on behalf of St Aloysius College (the College) and is related to a Concept Master Plan and Stage 1 Detailed Built for Approval to Stage 1 Works to the Upper Pitt Street and Wyalla Campuses.

The subject site is described as:

- Junior Campus - 29 Burton Street, Kirribilli (Lot 1 DP 830667)
- Senior Campus - 1-5 Jeffreys Street, Kirribilli (Lot 101 DP 830667)
- Main Campus - 47 Upper Pitt Street, Kirribilli (Lot 10 DP 880841)

The land which is the subject of this application is under ownership of The Jesuit Fathers Romans Catholic Communities Land Act NSW. The proprietor of the College is St Aloysius' College Ltd.

Consultation was undertaken with community, individuals and organisations with an interest in the project.

To date this Project has been supported by a dedicated program of communication including local government meetings, community briefing sessions and meetings with neighbouring residents.

The purpose of the consultation program was to ensure that all stakeholders were informed about the proposal and had an opportunity to view the concepts and provide feedback prior to lodgement of the SSDA.

This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development. Feedback has predominately focused on a desire to be kept informed about the proposal. Comments and enquiries have included:

- Proposed time to implement Stage 1 and Concept Master Plan;
- Potential loss of views and overshadowing; and
- Noise disturbance to residents during construction and from proposed relocation of school yards.

The feedback outlined in this report should not be interpreted as representing the full range of views from all stakeholders, however it is an accurate assessment of the feedback recorded to date.

In line with the Colleges commitment to open, transparent and ongoing community engagement, a range of additional communication activities can be undertaken throughout the duration of the Concept Master Plan, if required.

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PART A CONSULTATION OVERVIEW

1.1 INTRODUCTION

This Community Consultation Report was prepared on behalf of St Aloysius' College (the College) and is related to a Concept Master Plan and Stage 1 detailed built form approval for Stage 1 Works.

In preparing the Concept Master Plan, the College has undertaken proponent led, early key stakeholder and community engagement. The Consultation Process was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed Concept Master Plan development and vision;
- Demonstrate that the College is a responsible and responsive organisation committed to listening to the community and stakeholders;
- Obtain valuable insights from stakeholders and the community during the preparation of the SSDA; and
- Ensure effective co-ordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The Consultation approach sets about informing people on the proposed development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as this Project progresses through the subsequent Master Plan stages.

Note: At the time of writing this report, the status of communication and consultation with community groups, individuals and organisations has reached the lodgement of the Environmental Impact Statement stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued 22 November 2017. The engagement undertaken to date has not intended to provide a statistical analysis of support or objections.

PART B SITE DESCRIPTION

2.1 SITE DETAILS

St Aloysius' College is an independent, boys' day school that caters for pre-school to Year 12 students across three (3) campuses within Kirribilli. The staged development project, the subject of this application, relates to all three campuses, as identified below:

- Junior Campus - 29 Burton Street, Kirribilli (Lot 1 DP 830667)
- Senior Campus - 1-5 Jeffreys Street, Kirribilli (Lot 101 DP 830667)
- Main Campus - 47 Upper Pitt Street, Kirribilli (Lot 10 DP 880841)

The surrounding area is bisected by local roads and interspersed with light commercial and residential properties.

The proposal relates specifically to three (3) existing sites which form St Aloysius' College Junior School, Middle School and Senior School Campuses. The subject sites are located within the North Sydney LGA and subject to the provisions of *North Sydney Local Environmental Plan 2013* (NSLEP 2013).

The three (3) St Aloysius' College Campus, and there proximity to one another can be seen in **Figure 1** below.

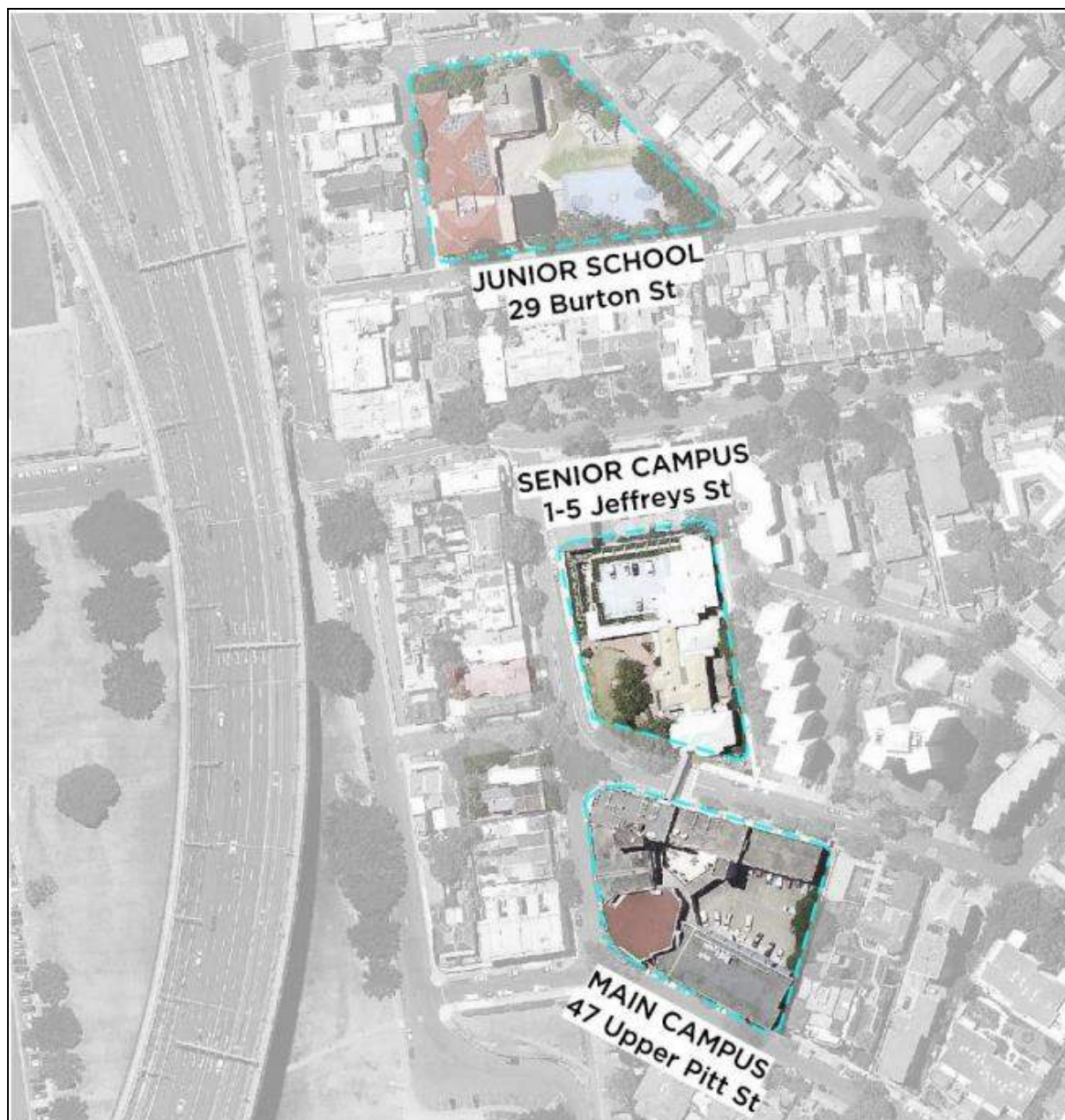


Figure 1 | Aerial of St Aloysius' College Campuses

St Aloysius' College is a Catholic, Jesuit School for Boys established in 1879 at a site in Woolloomooloo.

In 1903, due to a significant increase in student applications, the College relocated to **Main Campus** at Upper Pitt Street, Kirribilli. It was considered this location was a more central location that would support the growing population on the Harbour's North Shore.

As the School Community increased, a new wing was constructed and in 1916 an attractive property known as 'Wyalla' (**Senior Campus**), opposite the College in Upper Pitt Street, was purchased. The number of students after the war increased rapidly and after considering various options, the Jesuits re-developed the College. This was begun in 1961 and existing buildings were demolished and rebuilt in four stages.

To celebrate its one hundredth birthday, the College embarked on a fifth stage which was opened in 1981. In 1991, the College purchased the Milsons Point Primary School and constructed the Junior School Campus in Burton Street, Milsons Point. The St Aloysius' College Junior School (Site 1) was

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opened in March 1993 after the closure and subsequent acquisition of Milsons Point Public School in 1990. The original 1887 building was retained, and the site was converted to the St Aloysius' Junior School. Although the original 1887 building was retained, various components were demolished including the air raid shelters, ablution shelters, store room, western weather shed, toilet block and eastern weather shed.

In 2011, the College opened a new basketball court, swimming pool and gymnasium at Dalton Hall.

Since establishment, the College has evolved into one of Sydney's leading private boys Educational Establishments.

PART C STAKEHOLDER IDENTIFICATION

Consultation with community groups, individuals and Government organisations has focused on providing general project information on the proposed development.

Stakeholders in the following list were identified as key groups and organisations that the College considered it would be appropriate to engage with.

Table 1 Stakeholder Identification	
Stakeholder Category	Identified Stakeholders
<ul style="list-style-type: none">▪ State Government	<ul style="list-style-type: none">▪ RMS▪ TfNSW
<ul style="list-style-type: none">▪ Local Government	<ul style="list-style-type: none">▪ North Sydney Council
<ul style="list-style-type: none">▪ Local Community Members	<ul style="list-style-type: none">▪ 70 local residents and businesses throughout community consultation process.
<ul style="list-style-type: none">▪ Affiliates of the College	<ul style="list-style-type: none">▪ College Council;▪ Jesuit Schools Commission;▪ Ex-Students; and▪ Parents and Friends of the College

A summary of meetings held with the above stakeholders is included at **Table 2** of this report.

PART D CONSULTATION

Commencing in June 2017, the engagement tools and activities have been specifically directed towards local consultation with an emphasis on different target groups with an interest in the project.

Given the range of stakeholders, a coordinated program of communication and engagement was developed to support the master planning process. This involved providing a range of open consultation sessions to enable feedback and input from the different stakeholders, community groups and individuals.

The consultation undertaken to date has been designed to inform and build awareness of the proposed Concept Master Plan development for the College, as well as identify key issues and opportunities and establish a framework for ongoing dialogue.

To date this Project has included a dedicated program of communication including meeting with North Sydney Council, and a community briefing session with local community members, and members of the College.

4.1 NORTH SYDNEY COUNCIL

A pre-DA meeting was held with Council staff on 19 June 2017. A number of matters were discussed during the meeting. No form feedback was provided by North Sydney Council.

No formal meeting minutes had been provided by North Sydney Council at the time of lodgement. However, a summary of the key comments raised are outlined below:

- Council raised concern at the impact on the pedestrian and vehicular traffic in the area, and it was re-iterated that St Aloysius' College actively discourages 'parent taxis';
- Council lamented the loss of outdoor activity space and requested whether St Aloysius College would consider rooftop space for future student outdoor activity.
- It was noted that matters including overshadowing, noise and privacy would need to be addressed as part of any future application; and
- Council noted community consultation would be required as part of the application process.

Council's comments have been considered and incorporated where appropriate in the design process of the overall SSD.

4.2 ROADS AND MARITIME SERVICES AND TRANSPORT FOR NSW

A consultation meeting was held with Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) to introduce them to the project and the proposed response to access and traffic. The recommendations of the meeting subsequently assisted in forming the proposed development. A summary of the key comments raised are outlined below:

- Document pedestrian access from nodes, and how student and staff from transport node to College campus
- Document student/staff use of public transport including bus and train through mode of travel surveys;
- Demonstrate how the Site will accommodate the natural growth of St Aloysius' College;
- Capture the existing parking/public transport conditions and identify whether it is adequate or if there are deficiencies.

The meeting minutes accompany this report as **Appendix 7**.

4.3 LOCAL COMMUNITY

The public consultation process commenced on November 2017 with the distribution of letters to key stakeholders and door-knocking/letter drop activities at local residences to advise of the intended consultation activities. This was followed by a series of briefings, presentations and drop-in information sessions to explain aims and scope of the proposed development.

4.3.1 LETTER NOTIFICATION AND COMMUNITY BRIEFING SESSIONS

One letter box drop was undertaken to inform the nearby residential area in the suburb of Kirribilli to inform local residents and home owners of the proposed development. The surrounding catchment that received invitations to attend dedicated community briefing sessions is included as Appendix 2. Accompanying this report as **Appendix 1** is the letter of invitation that was distributed to surrounding residents.

The letter box drop was undertaken November 2017.

A map that identifies the local resident's catchment that was engaged as part of the Colleges' Consultation Process is included at **Appendix 2**.

4.3.2 NEWSPAPER ADVERTISEMENTS

A newspaper advertisement was placed in the Mosman Daily November 2017.

A copy of the newspaper advertisement can be found in **Appendix 3**.

4.3.3 CONSULTATION SESSIONS

Engagement activities supporting this stage of consultation included:

- Two community drop-in sessions were held on 15 and 18 November 2017 for members of the community to view the proposed development and raise any issues with representatives of the design team. There were 18 attendees registered on 15 November and 23 registered on 18 November;
- Information sessions were held on 16 November 2017 for the Old Boys and Parents and Guardians of the College to provide the opportunity for members of the College community to learn more about the Concept Proposal and how it will affect the College boys. There were 26 individuals in attendance;
- An information line was established to receive calls from the community about the proposed Community Information and Feedback Sessions. A total of 11 phone calls were received.
- An email address was created for members of community to submit feedback to the College following the Information Sessions;
- The key matters raised related to the perceived bulk and scale, privacy, noise impacts from students, view loss and overshadowing;

The College is committed to working closely with its neighbours throughout the construction process.

Table 2 below summarises the meetings, presentation, briefings and information sessions held during the consultation process:

Table 2 | Summary of Consultation Sessions

Date	Consultation	Stakeholder	Attendees
19 June 2017	Briefing	North Sydney Council	4
		St Aloysius' College Staff	3
		Design Team	2
18 October 2017	Briefing	TfNSW	2
		RMS	1
		Design Team	3
15 November 2017	Briefing Session	Community	18
16 November 2017	Briefing Session	Affiliates of the College	26
18 November 2017	Briefing Sessions	Community	26
31 st January 2018	Additional Briefing Session	Residents of Craiglea	10

4.3.4 CONTACT CHANNELS

A direct line and email was also established, in order to filter community enquiries throughout the consultation process. In total, 11 interested residents asked questions/provided feedback via these forms of communication.

4.3.5 CONSULTATION MATERIALS

A copy of the community information session display boards can be found in **Appendix 4** and a copy of the brochure can be found in **Appendix 5**.

4.3.6 ADDITIONAL CONSULTATION

Residents of Craiglea, located to the east of Upper Pitt Street Campus at 49 Upper Pitt Street, contacted the College via email on 27th November, raising concerns in relation to privacy, loss of view, noise impacts, overshadowing and the retention of the tree on the boundary of St Aloysius' College and Craiglea. The tree is located on Craiglea property boundary.

The email requested the following:

- An Architect prepared elevation showing how the completed proposed extension will look when viewed from within the ground of "Craiglea"
- Shadow diagrams showing the effect on the "Craiglea" property at various times during the day, throughout the year.
- Please advise if your governing committee will consider a "stepped" development – lower at the "Craiglea" boundary.

The design team advised the detailed studies are underway and are likely to be completed in January 2018. It was proposed an additional consultation session in the last week of January for the residents of Craiglea.

An additional Information Evening was held on 31st January 2018 with residents of Craiglea House, at which point the design team presented how the proposed development had progressed and highlighted the minimal impact the proposed development would have on the residents of Craiglea House. The key items presented were:

- Eastern elevation of the proposal when viewed from the grounds of Craiglea;

- Shadow diagrams indicating the effect on the Craiglea property at critical times of the year, and
- Acoustic treatment and noise projections from the proposed relocation of the playground area.

Further community consultation will be carried out with the local community, if required.

4.3.7 RESPONSE TO REQUEST FOR ADDITIONAL CONSULTATION

On 8th March 2018, a letter was received by Urban Concepts on behalf of the residents of Craiglea House requesting further consultation be undertaken with Craiglea prior to the lodgement of the SSDA Plans and Environmental Impact Statement with the NSW Department of Planning and Environment.

The letter issued by Urban Concepts accompanies this report as **Appendix 8**. The key matters addressed in:

- *Why it is essential that consultation be undertaken with Craiglea at this stage in the process; and*
- *A suggested consultation process that Craiglea residents would like The College to implement going forward.*

A formal response was issued on 12th March 2018 by St Aloysius' College which accompanies this report as **Appendix 9**. The response provided an overview of the community consultation and engagement activities carried out to date and a summary of the interactions with Craiglea residents. It is considered the College has met the consultation requirements of the Department of Planning & Environment Secretary's Environmental Assessment Requirements. Furthermore, the College has committed to advise Craiglea owners and residents, via the Strata Manager, when the submission occurs.

In addition, when the Department of Planning & Environment places the development application on public exhibition, the College will arrange an additional briefing Craiglea residents, if required.

PART E CONSULTATION OUTCOMES

5.1 SUMMARY OF KEY MATTERS

A key objective of the consultation to date has been to educate and facilitate engagement between the project team and the key stakeholders. This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development. Although feedback has predominately focused on a desire to be kept informed about the proposal, comments and enquiries have been summarised in **Table 3** below.

<i>Table 3 Summary of Key Matters</i>	
Issue	Detail
Traffic and Parking	No immediate concerns raised over traffic and parking.
Height	Admirable the design will be in keeping with the existing height line. Would like to see more detail about the heights of the building.
Construction	Concern with construction noise and duration. Would like to see the College be sympathetic to neighbours during construction. Concern on how the school will operate during construction, including the boys' education.
	Concern that neighbouring residents of the Main Campus will be impacted during the proposed 7-year construction period.
Views	Concern about the view loss and overshadowing of Craiglea, 49 Upper Pitt Street, Kirribilli. Concern new windows will overlook gardens and properties of Craiglea. Concern raised the proposed landscaping on the rooftop terrace will impede views from Craiglea.
Solar Access	Concern with overshadowing and impact on 88 Kirribilli Avenue, Kirribilli
Design	Excited to see the College having an eye on the future and utilising the fall of the land and visual presence across the Harbour in the design. Improved use of spaces, and the impact of the building (Main Campus) on the surrounding neighbourhood will be positive one. Like the overall plan, however concerned with the rooftop becoming a play area. Clarification there is no excavation involved on the Junior Campus. Not comfortable with elevated play space. Query whether the inaccessible area on the south-eastern corner of the Main Campus be 'beautified'.
Heritage	Concern that the heritage buildings will be negatively impacted.
Flora and Fauna	Confirmation that the trees along the Bligh Street boundary of the Junior Campus will be retained. Confirmation the tree on Craiglea on the eastern boundary of the Main Campus will be protected.
Noise	Concern the noise levels will be increased with the presence of the rooftop terrace.

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	Clarification on whether additional structures are required to support the acoustic fence.
Engagement	Thankful to the College for engaging with the local community and allowing the opportunity to view the preliminary documentation.
Heritage	Concern that the heritage buildings will be negatively impacted.
Other	What is the proposed budget and how is the money being raised?
	Would like further information on the solar impacts of the proposed Upper Pitt Street development.
	Provide further clarification on the 'benefits' beyond refurbishing the evidently older buildings.
	Concern over student disruption.
	Look forward to seeing the proposed development in greater detail.
	Excited to see what the future holds for the College and the boys.
	Would like more commitment to Timeline.
	Confirmation of when the construction of Upper Pitt Street is intended to start and finish.
	Are there any further works proposed other than the proposed application?

Of the scheduled consultation sessions, it is noted the following:

- 29 response forms were received.
- Of the submissions:
 - 12 Positive
 - 11 Neutral
 - 8 Negative.

Key matters raised have influenced the overall design of the Concept Master Plan and detailed built form approval.

PART F FUTURE CONSULTATION

At the time of writing this report, the status of communication and consultation with community groups, individuals and organisations is at the lodgement of the Environmental Impact Statement stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued 28 August 2017, and revised 22 November 2017.

In line with the College's commitment to open, transparent and ongoing community engagement, a range of additional communication activities will be undertaken should the approval of the subject SSD occur, and prior to the proposed implementation of future stages of the Concept Approval.

In addition, it is anticipated that the proposed State Significant Development Application will be required to be publicly exhibited for 28 days.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on the NSW Department of Planning and Environments website.
- Written correspondence to adjoining and surrounding landowners.

The EIS and specialist studies would be publicly exhibited at the NSW Department of Planning and Environment office and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

The College has undertaken to advise key stakeholders of the lodgement of the SSDA with the Department, once it occurs.

PART G CONCLUSION

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the proposed development.

To date this SSD has included a dedicated program of communication including local government agencies, and community briefing sessions.

This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development.

The feedback outlined in this report should not be interpreted as representing the full range of views from all stakeholders.

In line with the College's commitment to open, transparent and ongoing community engagement, a range of additional communication activities will be undertaken.

APPENDIX 1 – Invitation to Community Consultation Sessions



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

3 November 2017

Dear Neighbour

I write to invite you to a Community Drop-In to view our proposed architectural designs that seek to improve our facilities and work towards a new era in the education of students at St Aloysius' College.

The plans seek to revitalise the Senior School and Junior School campuses in stages, to better utilise our footprints and to reinvigorate our classrooms, libraries and specialist precincts.

We have named the plans, *Plan Magis*. *Magis* is a term used to describe doing things better. There are no plans to grow student numbers at the College. We want to do better with the space we already have.

In preparation for the designs, we established a prototype space in the Senior School called the *Saint Francis Xavier SJ Laboratory (FX Lab)* and trialled different teaching and learning practices in this space. In evaluating the responses from teachers and students we have found that space design can have a powerful impact on engaged learning, student relationships with teachers and classmates, and ultimately academic opportunities and outcomes. Our plans focus on our classrooms and other learning areas.

We are mindful that we are an inner city school and we value our identity as a part of the broader Kirribilli community. Therefore, in our concepts, we have attempted to anticipate some of the wishes of neighbours. Our plans have kept to the height of the current campuses and we have incorporated some landscaping options to improve the view from our immediate neighbours down and across Upper Pitt Street.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and alumni of the College.

We would like to share these with you to gain your input and feedback before we finalise our designs and submit them for approval. I hope you are able to drop in to the *Canisius Room* (entry via 47 Upper Pitt Street) at some point during the following times:

- Wednesday, 15 November – between 6.00pm and 8.00pm
- Saturday, 18 November – between 11.00am and 1.00pm

I look forward to meeting you at one of those sessions.

Yours sincerely

MARK TANNOCK
Principal



Plan Magis
seeking excellence in learning



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

3 November 2017

Dear Old Boy of the College

I write to invite you to the launch of *Plan Magis* – our proposed Master Plan that seeks to improve our facilities and work towards a new era in the education of boys in the Jesuit tradition.

Plan Magis is our vision for the future of St Aloysius' College and its learning spaces.

Plan Magis seeks to revitalise the Wyalla, Upper Pitt Street and Junior School campuses in stages, to better utilise our footprints and to reinvigorate our classrooms, libraries, cultural facilities and recreation precincts.

In preparation for the designs, we established a prototype space in the Senior School called the *Saint Francis Xavier SJ Laboratory (FX Lab)* and trialled different teaching and learning practices in this space. In evaluating the responses from teachers and students we have found that space design can have a powerful impact on engaged learning, student relationships with teachers and classmates, academic outcomes and the intellectual growth of each student of the College. That work is enabling us to gain an informed understanding of best practice in design for our classrooms.

With *Plan Magis*, we are pursuing our collective call to honour our traditions, whilst contemporising our approaches and reinvigorating our teaching practices. This is being true to our mission as a Jesuit school.

It will be the most significant transformation of our physical environment since the building project from the 1960s to 1980 which saw the rebuilding of the Upper Pitt Street Campus.

Plan Magis will be the legacy of this generation of Aloysian families for current and future students.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and you, our valued Old Boys.

We invite you to the first of a series of information sessions on *Plan Magis* – to be held in the *Canisius Room* (entrance via 47 Upper Pitt Street) from 5.30pm-8.00pm on Thursday, 16 November 2017. This is the same evening as the SACOBU AGM and Drinks on the Roof which commences at 6.00pm in *The Juana Mateo Room* on the Chapel Roof.

I hope to see you there.

Yours sincerely

MARK TANNOCK
Principal



Plan Magis
seeking excellence in learning



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

3 November 2017

Dear Parent / Guardian

I write to invite you to the launch of *Plan Magis* – our proposed Master Plan that seeks to improve our facilities and work towards a new era in the education of boys in the Jesuit tradition.

Plan Magis is our vision for the future of St Aloysius' College and its learning spaces. It will seek to revitalise the Wyalla, Upper Pitt Street and Junior School campuses in stages, to better utilise our footprints and to reinvigorate our classrooms, libraries, cultural facilities and recreation precincts.

Our work over the last 12 months, with the *Saint Francis Xavier SJ Laboratory (FX Lab)* in particular, has proven that spaces have a powerful impact on engaged learning, relationships with teachers and classmates, academic outcomes and the intellectual growth of each student of the College. That work is enabling us to gain an informed understanding of best practice in design for our classrooms.

With *Plan Magis*, we are pursuing our collective call to honour our traditions, whilst contemporising our approaches and reinvigorating our teaching practices. This is being true to our mission as a Jesuit school.

It will be the most significant transformation of our physical environment since the building project from the 1960s to 1980 which saw the rebuilding of the Upper Pitt Street Campus.

Plan Magis will be the legacy of this generation of Aloysian families for current and future students.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and Old Boys.

We invite you to the first of a series of information sessions on *Plan Magis* – to be held in the *Canisius Room* (entrance via 47 Upper Pitt Street) from 6.00pm-8.00pm on Thursday, 16 November 2017.

I hope to see you there.

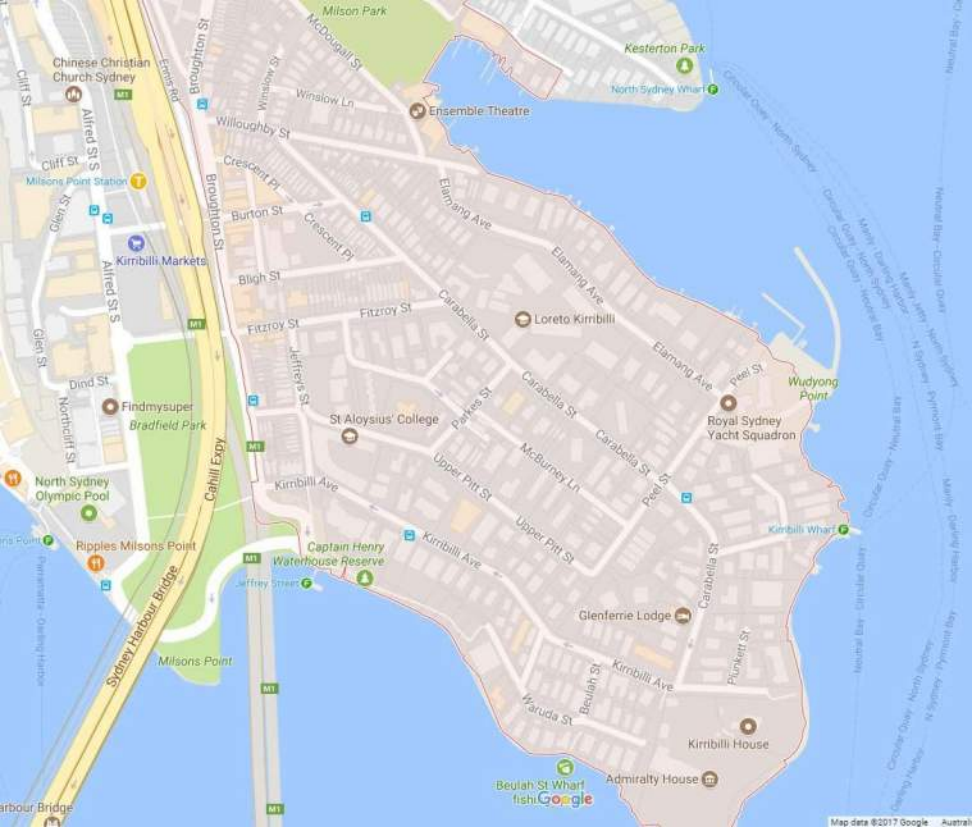
Yours sincerely

MARK TANNOCK
Principal



Plan Magis
seeking excellence in learning

APPENDIX 2 – Distribution Range



Chinese Christian Church Sydney

Kesterton Park

Ensemble Theatre

North Sydney Wharf

Cliff St

Alfred St S

Milsons Point Station

Cliff St

St Leo's

Alfred St S

Glen St

Dind St

Northcliff St

Findmysuper

Bradfield Park

North Sydney Olympic Pool

Ripples Milsons Point

Parsons+Greenhouse

Harbour Bridge

Milsons Point

Jeffrey Street

Jeffrey Street

Harbour Bridge

Harbour Bridge

Harbour Bridge

Harbour Bridge

Harbour Bridge

Harbour Bridge

Harbour Bridge

Harbour Bridge

Willoughby St

Crescent Pt

Burton St

Bligh St

Fitzroy St

Jeffrey St

Kirribilli Ave

Jeffrey Street

Jeffrey Street

Jeffrey Street

Jeffrey Street

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Beulah St Wharf fishGoogle

Admiralty House

Admiralty House

Admiralty House

APPENDIX 3 – Newspaper Advertisement



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

St Aloysius' College invites the Kirribilli Community to a Community Drop-in to view our proposed architectural designs which seek to improve our facilities and work towards a new era in the education of boys.

The plans seek to revitalise the Senior School and Junior School campuses in stages, to optimise our footprints and to reinvigorate our classrooms, libraries and specialist precincts.

We have named the plans, *Plan Magis*. *Magis* is a term used to describe doing things better. It is about inspiring improvement not any growth in student numbers.

We are mindful that we are part of the broader Kirribilli community. Therefore, we have attempted to anticipate the wishes of neighbours and have kept the plans to the height of the current campuses and incorporated design options to potentially improve the view from our immediate neighbours down and across the Upper Pitt Street campus.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and alumni of the College.

Information Sessions

Held in the **Canisius Room** at the College (entry via 47 Upper Pitt Street) at the following times:

- **Wednesday 15 Nov 2017**
from 6pm - 8pm.
- **Saturday 18 Nov 2017**
from 11am - 1pm.



Plan Magis
seeking excellence in learning

For further information:

planmagis@staloyusius.nsw.edu.au

9936 5573

St Aloysius' College

Upper Pitt Street, Milsons Point NSW 2061



Media Release
6 November 2017

St Aloysius' College launches *Plan Magis*

St Aloysius' College today launched *Plan Magis* – inspirational architectural designs to improve facilities and work towards a new era in the education of boys.

“The plans seek to revitalise the Senior School and Junior School campuses in stages, to better utilise our footprints and to reinvigorate our classrooms, libraries and specialist precincts,” said Principal Mark Tannock.

“We have named the plans, *Plan Magis*. *Magis* is a term used to describe doing things better. It is not about growth in student numbers, because there will be no growth – it is about aspiring improvement.”

Specifically, the design concepts, now open for extensive community consultation, provide for:

- Senior Centre at Wyalla – *Plan Magis* provides for the extension of two existing Level 1 learning rooms, as well as internal upgrades of teaching and learning spaces in the Wyalla building. It will also feature a tertiary-style environment providing a variety of spaces to support collaborative work, group study, and self-directed learning. This work will reinforce Wyalla's place as a Senior Centre for Years 11 and 12, which is an important part of passage through the College.
- Upper Pitt Street Campus – This will be the site of the most significant work. Our concepts propose the creation of a new, engaging teaching and learning precinct spanning the eastern Upper Pitt Street wing through to the library on Kirribilli Avenue, infilling the existing quadrangle. There will also be major refreshment to the north wing classrooms, as well as the Great Hall and Chapel. Upgrade of the courtyard space will activate and celebrate the heart of the campus and provide better outdoor environments for staff and students. These works will resolve and improve connectivity across the campus, address the underutilisation of rooms, and create a greater sense of ownership and identity to the rooms.
- Junior School Campus – Our concepts create a new subterranean sports facility and associated undercroft area on the corner of Bligh and Crescent Place. We also propose to extend the main building with an additional storey to the west of the site. The work is aimed at providing a greater variety of learning settings, consolidating year groups, developing a more contemporary library and resource centre, and increasing the common and covered areas. The concepts are respectful of the heritage nature of the site's main building, the existing schoolhouse, and is complimentary in design, scale and the materials selected.

“In preparing the designs, we established a prototype space in the Senior School called the *FX Lab* and trialled different teaching and learning practices. In evaluating the responses from teachers and students we have found that space design can have a powerful impact on engaged learning, student relationships with teachers and classmates, and ultimately academic opportunities and outcomes,” said Mr Tannock.





“We therefore want to improve our spaces, in what will be the most important transformation of our physical environment since the building project of from 1960-1980 which saw the rebuilding of the Upper Pitt Street Campus.

“However, in developing the designs we have been mindful that we are part of the broader Kirribilli community. Therefore, in our concepts, we have attempted to anticipate the wishes of neighbours. Our plans have kept to the height of the current campuses and incorporated design options to potentially improve the view from our immediate neighbours down and across the Upper Pitt Street campus.”

After much research and internal consultation, the architectural plans have now been developed to concepts stage, ready for broader consultation with parents, students, neighbours and old boys over the next few weeks.

“With *Plan Magis*, we deliver on our calling to honour our traditions and mission, whilst contemporising our approaches, and reinvigorating our practices, and I look forward to working with our College and broader community to finalise our plans and lodge them for approval,” said Mr Tannock.

For further information contact Anne Benoit-Renard on 9936 5626.

Community Consultation Sessions will be held in the Canisius Room at the College (entry via 47 Upper Pitt Street) between 6pm and 8pm on Wednesday 15 November, and between 11am and 1pm on Saturday 18 November.

APPENDIX 4 – Display Boards



Plan Magis is a series of proposed architectural designs which seek to improve our facilities and work towards a new era in the education of boys in the Jesuit tradition.

The plans seek to revitalise the Senior School and Junior School campuses in stages, to optimise our footprints and to reinvigorate our classrooms, libraries and specialist precincts.

We have named our plans *Plan Magis*. *Magis* is the term used to describe doing things better. It is about inspiring improvement not any growth in student numbers.

We are mindful that we are part of the broader Kirribilli community, and have factored in the wishes of neighbours near the Harbour at Upper Pitt Street by keeping to the height of the current campus.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and alumni of the College.

Plan Magis will be the legacy of this generation for current and future boys.

ARTIST'S IMPRESSION OF UPPER PITT STREET PERSPECTIVE



Educational Priorities

1. Reflect contemporary education principles and provide flexible learning environments which are rich and immersive.
2. Promote each student's sense of ownership and pride in their learning environments.
3. Provide innovative learning settings geared to skills in technology with a strong academic focus to prepare boys for the future workforce.
4. Create better outdoor facilities to support learning and play.
5. Improve classroom conditions through design and Environmentally Sustainable Design (ESD) strategies.
6. Foster a sense of community and stewardship across the campuses.
7. Improve staff-student interaction and increase interdisciplinary collaboration between staff.

Design Principles

1. Adopt a formal and composed approach which is contemporary and responsive to the historic urban surroundings.
2. Create a strong identity for St Aloysius' College Upper Pitt Street Campus which is grounded, elegant and timeless.
3. Eliminate segregated silos of the campuses by opening up and activating areas to encourage flow of movement between indoor and outdoor zones.
4. Encourage collaboration and peer collegiality by providing a range of interconnected learning and social environments.

PROTOTYPE SPACE CALLED FX LAB



ARTIST'S IMPRESSION OF UPPER PITT STREET INTERIOR



Phase One: Wyalla

Plan Magis provides for the extension of two existing Level 1 learning rooms, as well as internal upgrades of teaching and learning spaces in the Wyalla building.

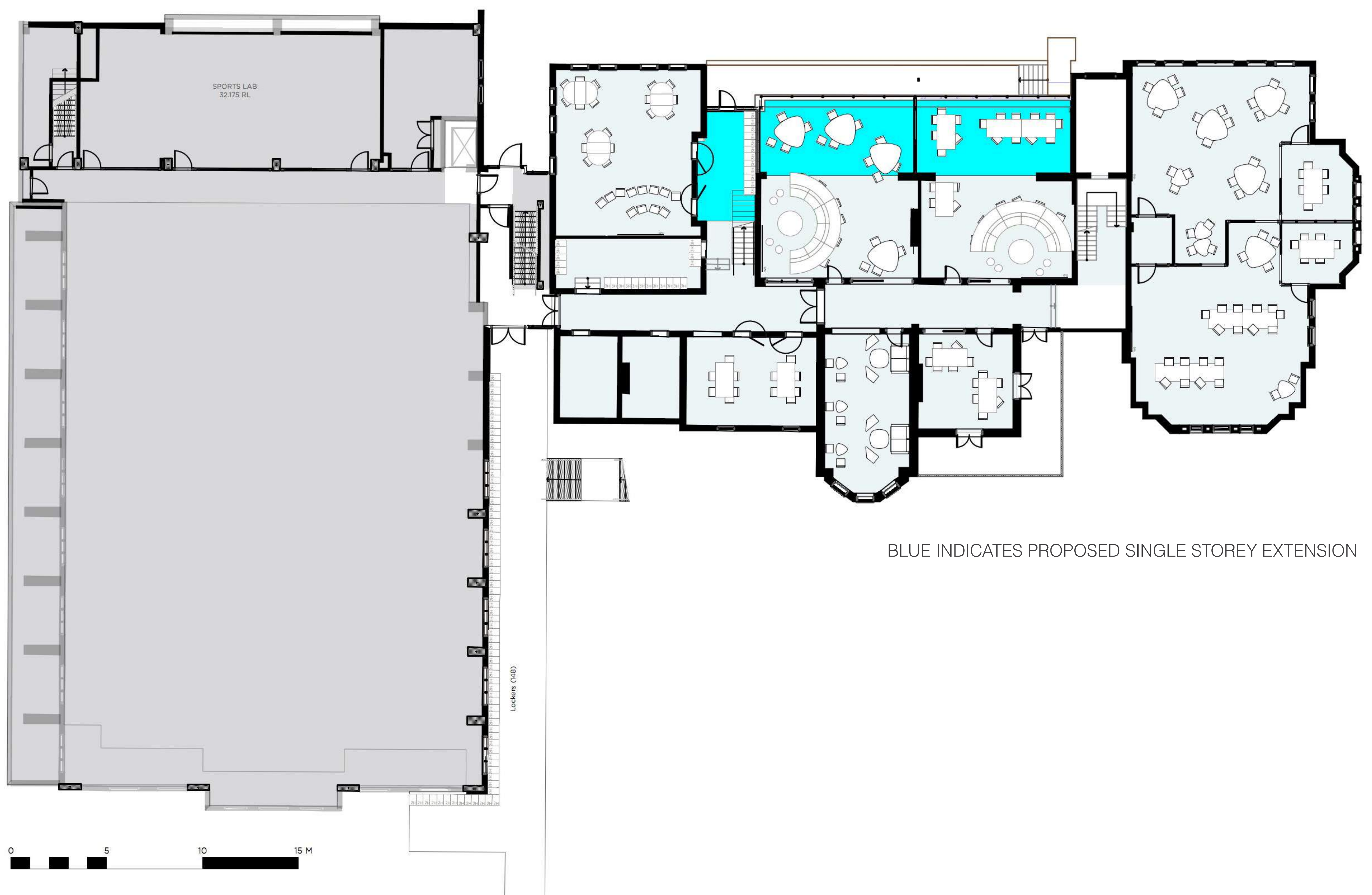
It will also feature a tertiary-style environment providing a variety of spaces to support collaborative work, group study, and self-directed learning.

This work will reinforce Wyalla's place as a Senior Centre for Years 11 and 12, which is an important part of passage through the College.

ARTIST'S IMPRESSION OF THE EAST SIDE OF WYALLA (BEFORE & AFTER)



LEVEL 1 PLAN



BLUE INDICATES PROPOSED SINGLE STOREY EXTENSION



Phase Two: Upper Pitt Street

This will be the site of the most significant work.

Our concepts propose the creation of a new, engaging teaching and learning precinct spanning the eastern Upper Pitt Street wing through to the library on Kirribilli Avenue by demolishing and rebuilding the existing North East wing and infilling the existing quadrangle.

There will also be major refreshment to the north wing classrooms, as well as the Great Hall and Chapel.

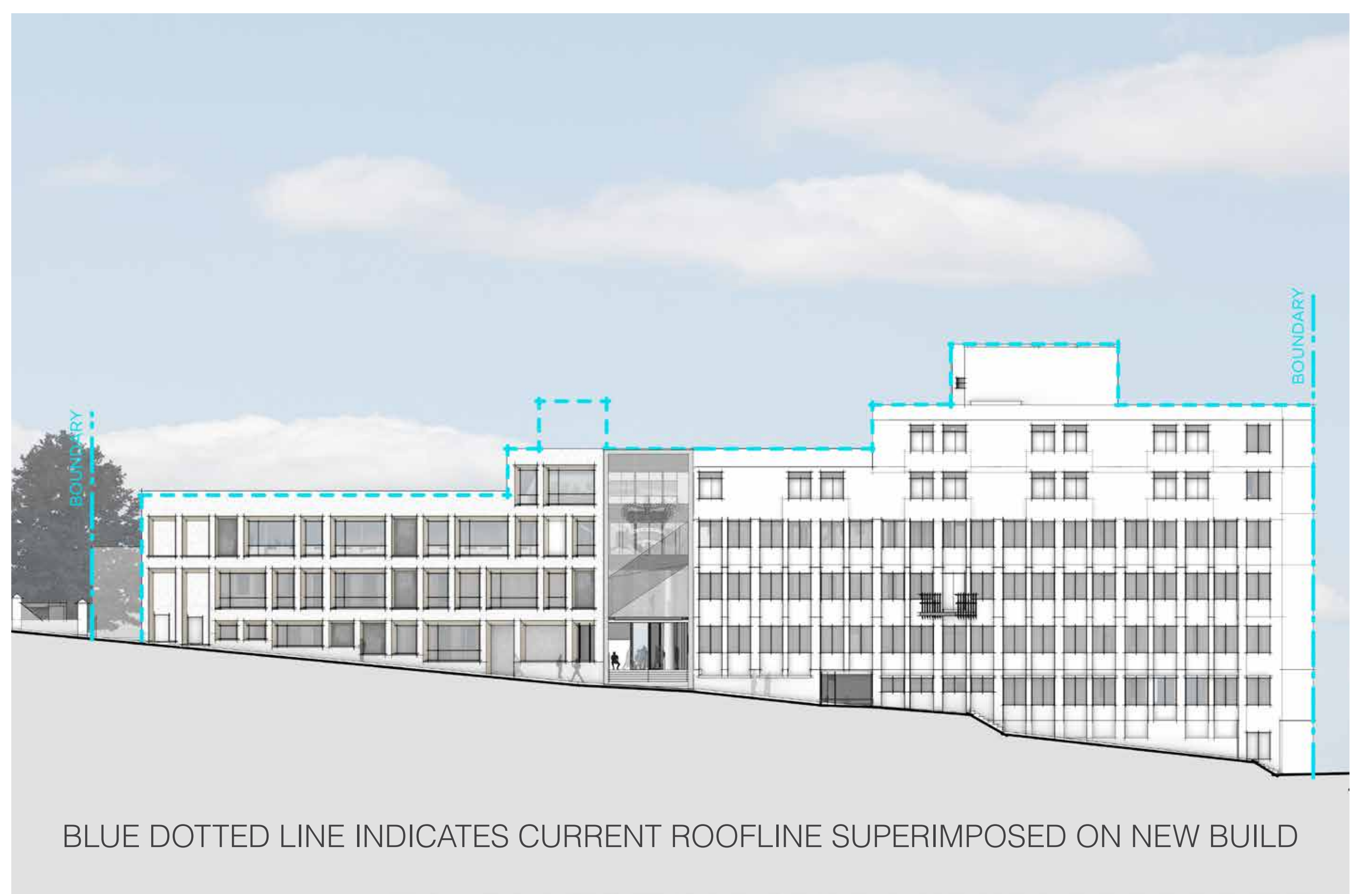
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These works will resolve and improve connectivity across the campus, address the underutilisation of rooms, and create a greater sense of ownership and identity to the rooms.

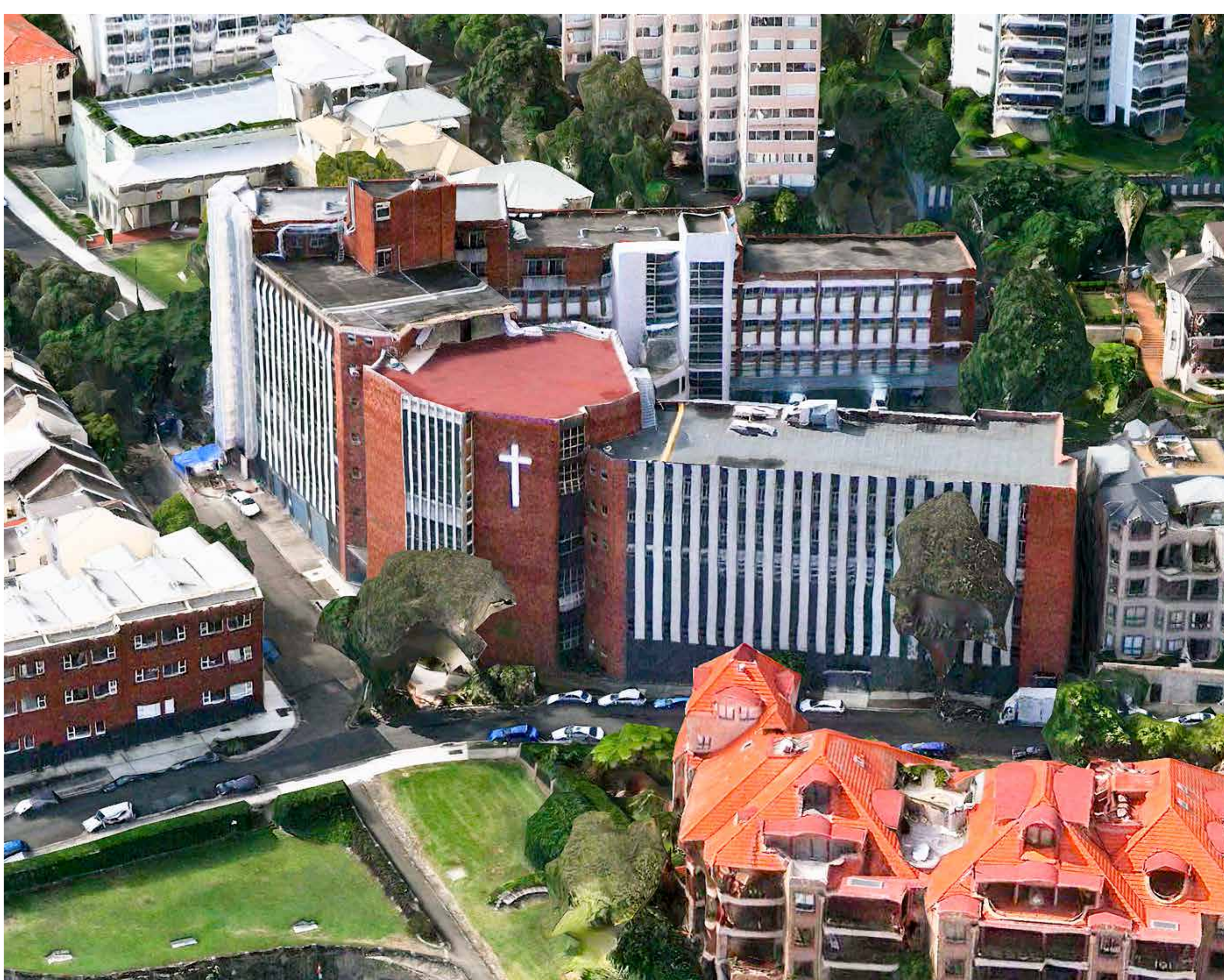
ARTIST'S IMPRESSION OF UPPER PITT STREET LIBRARY



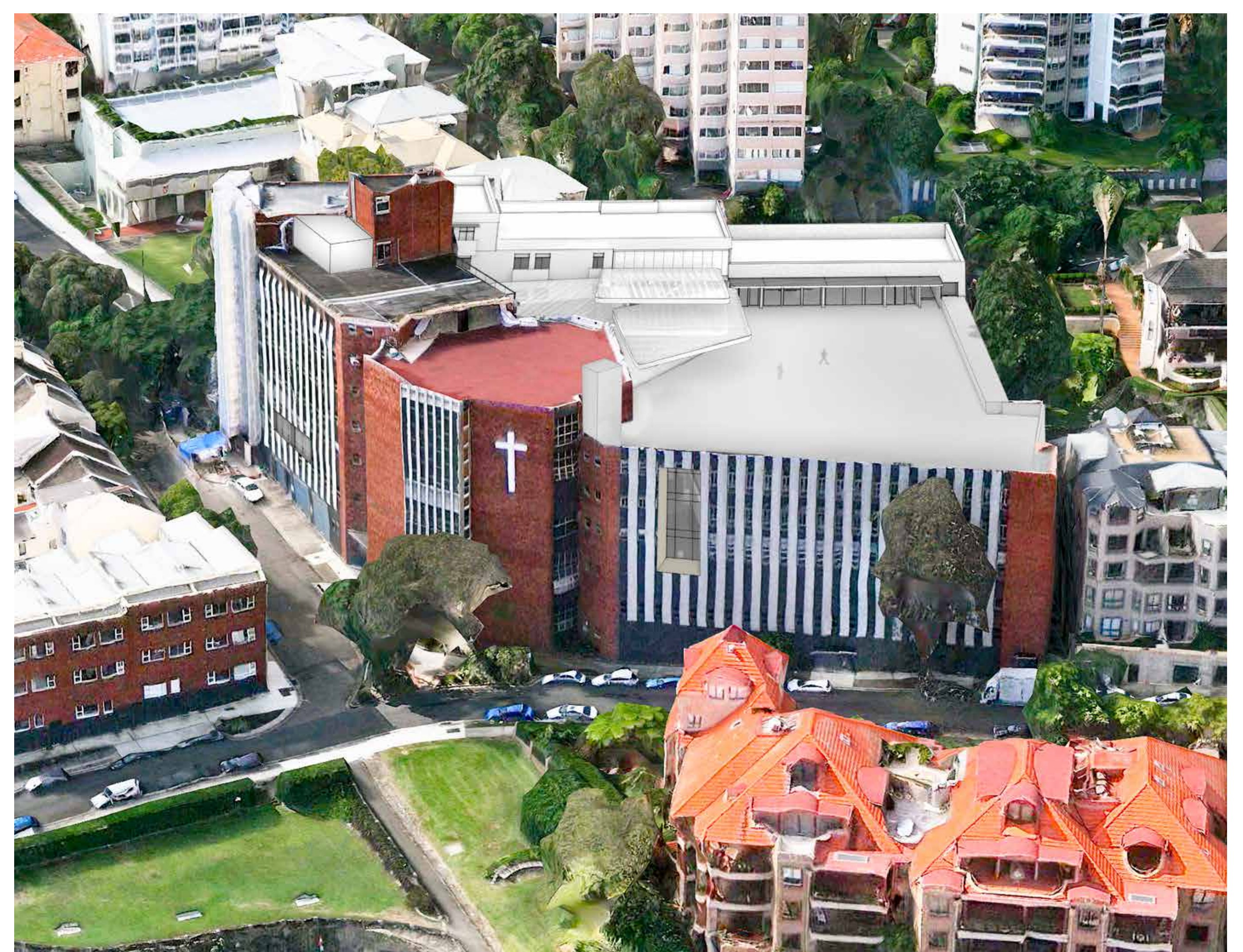
ARTIST'S IMPRESSION OF UPPER PITT STREET ELEVATION



EXISTING UPPER PITT STREET AERIAL VIEW

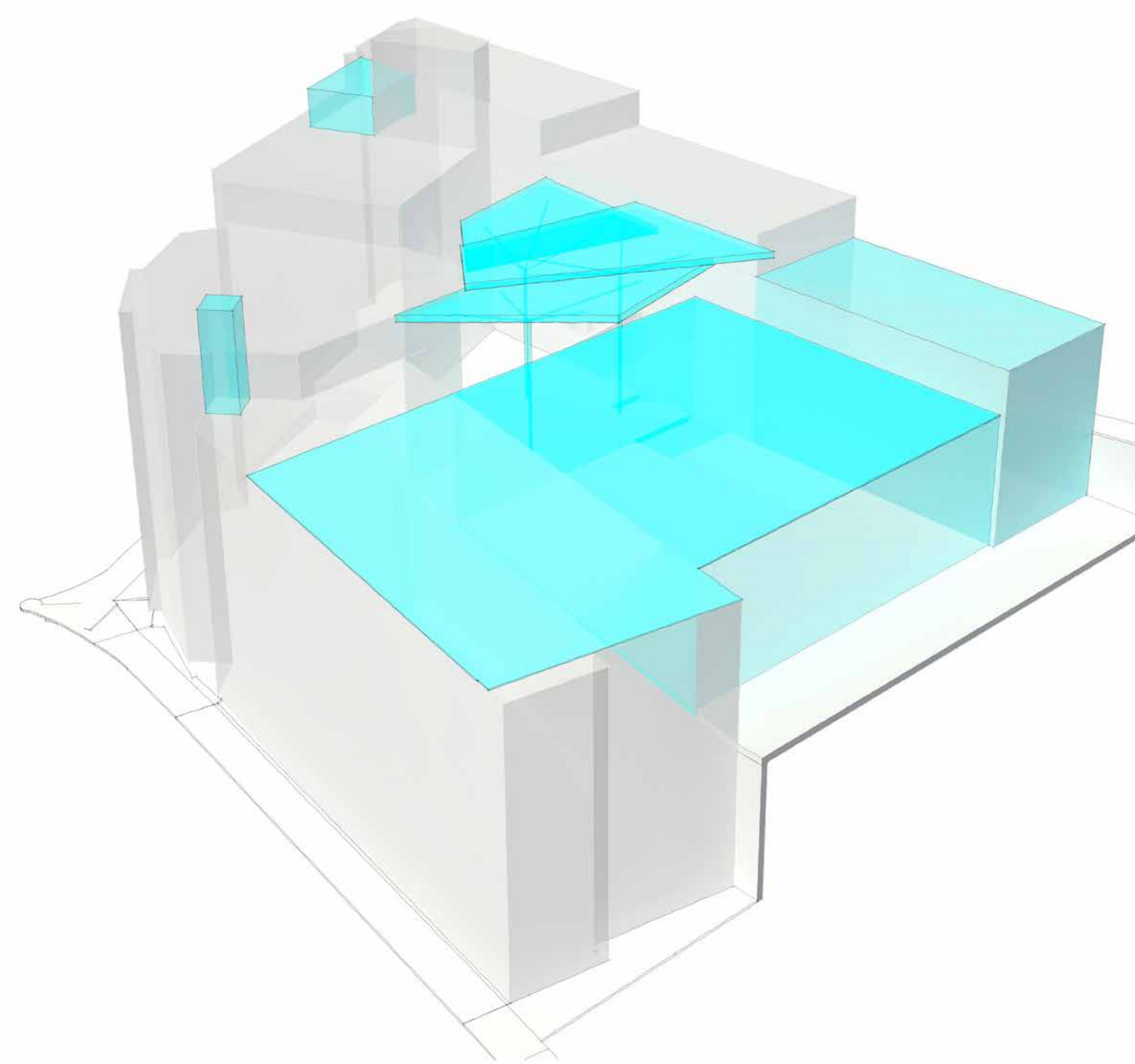


ARTIST'S IMPRESSION OF UPPER PITT STREET AERIAL VIEW

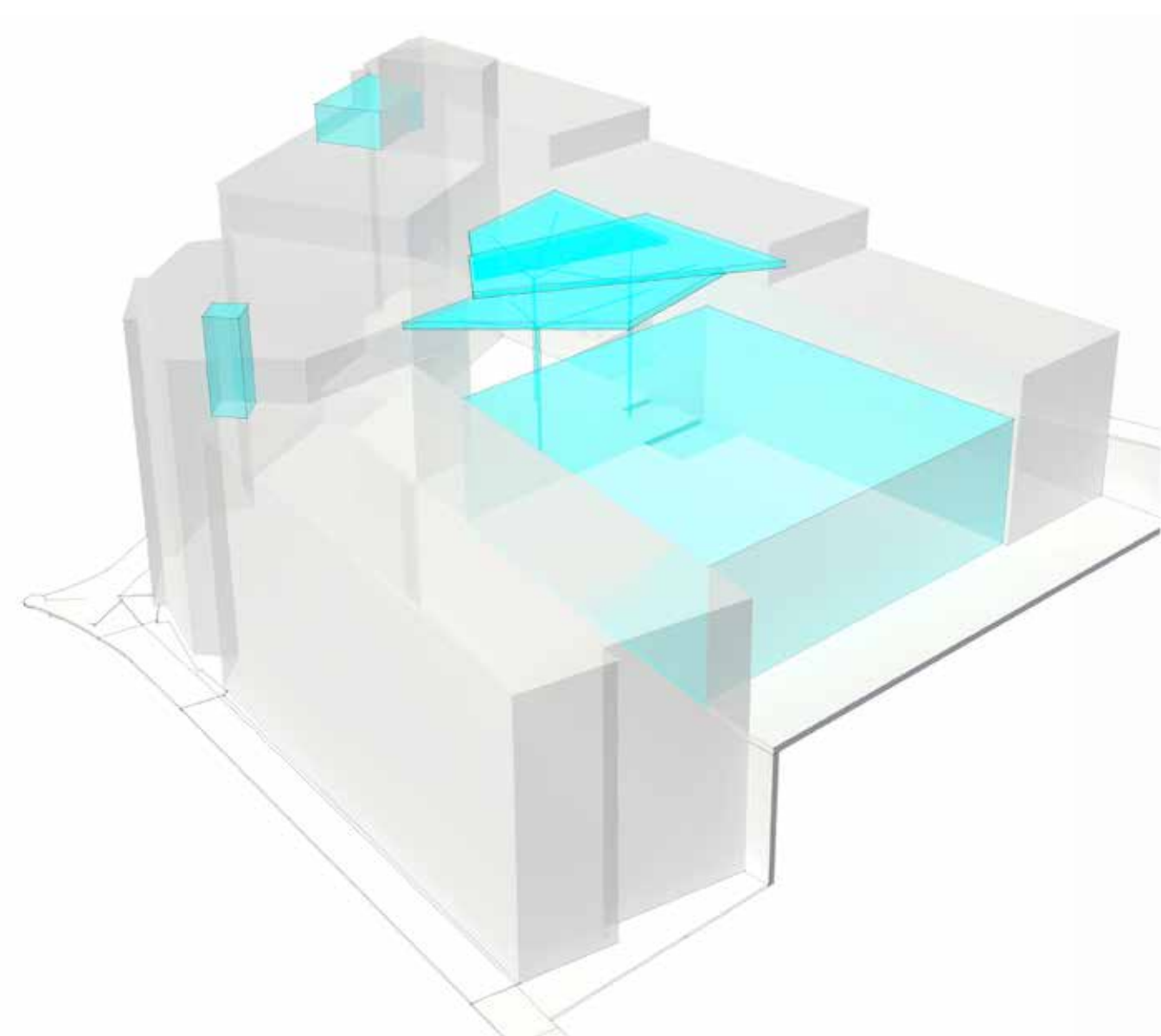


Phase Two: Upper Pitt Street Construction Stages

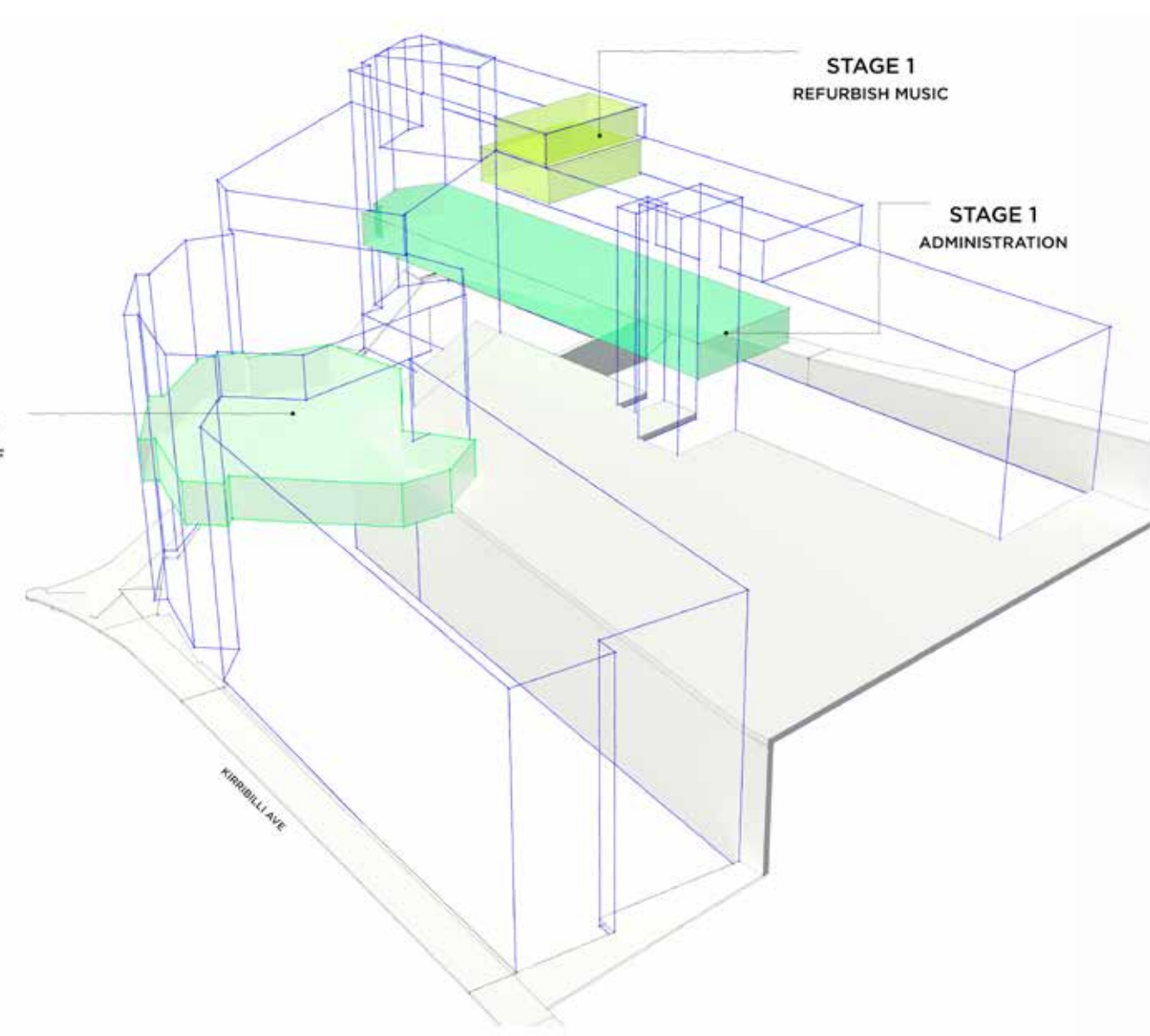
Construction will be staged to minimise disruption to the College and neighbourhood environments. A comprehensive construction plan will be developed once final designs have been approved.



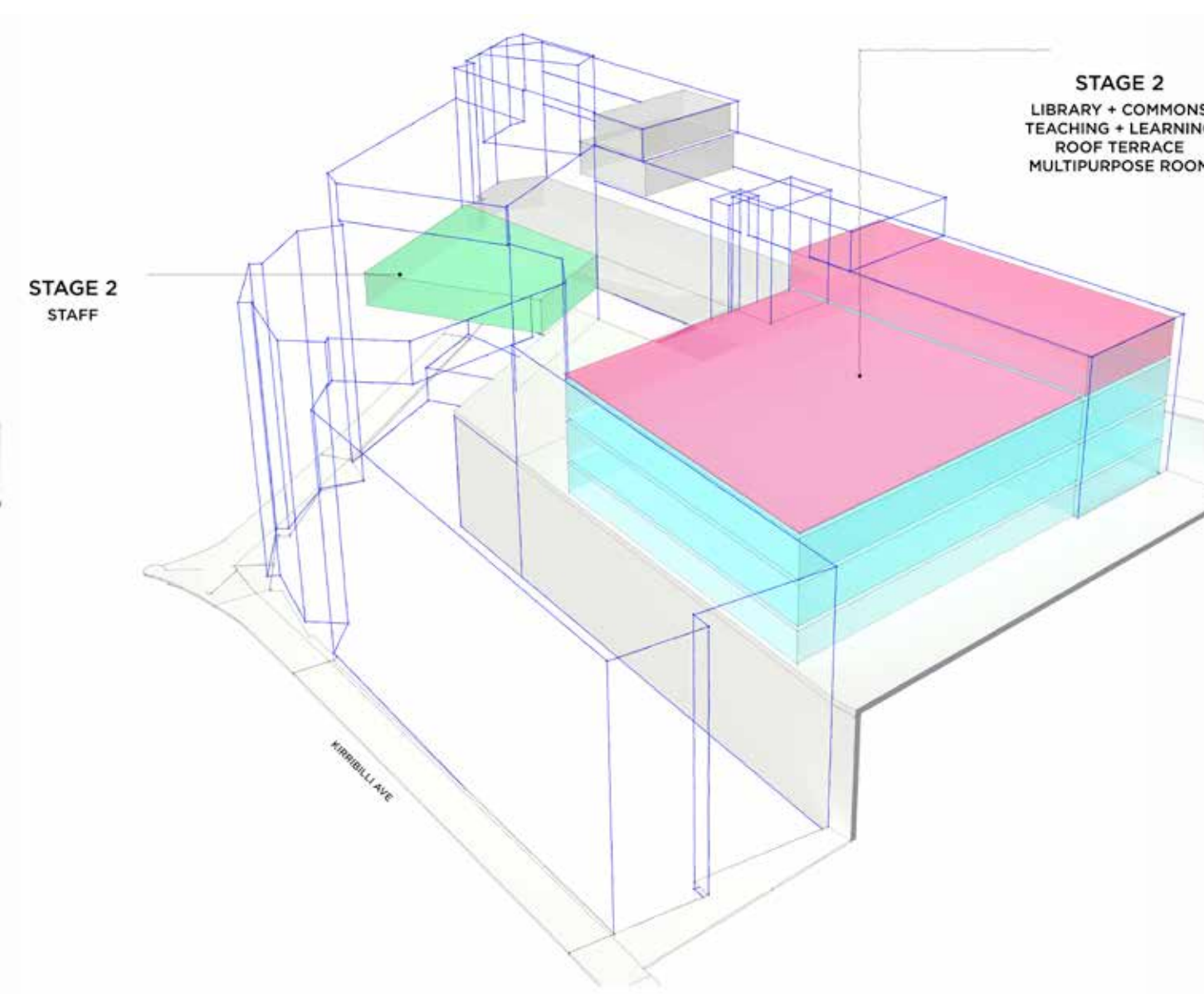
GREY ZONES REPRESENT THE EXISTING BUILDING ENVELOPE AND BLUE TONES INDICATE THE PROPOSED NEW BUILD



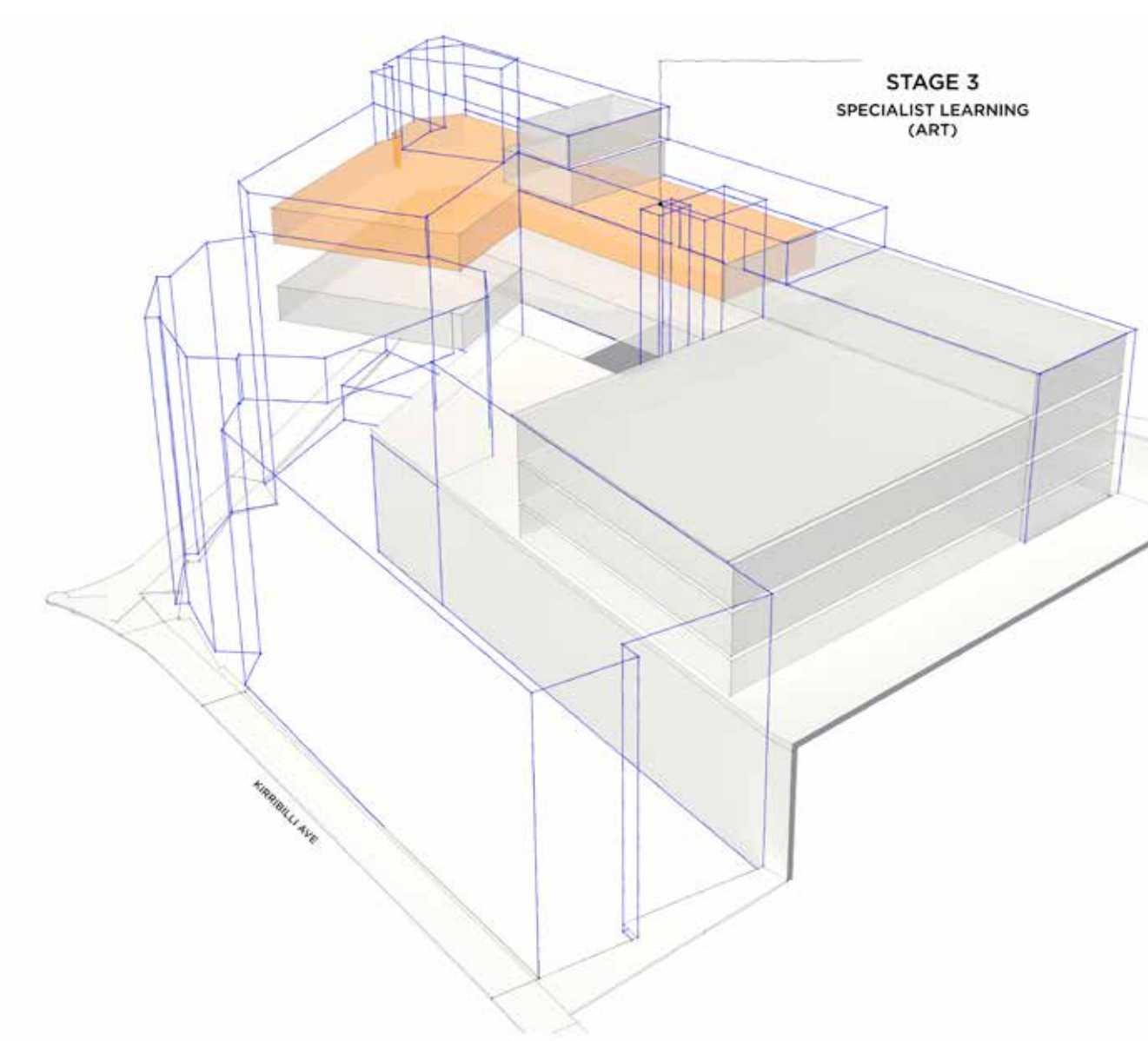
UPPER PITT COMBINING OLD & NEW



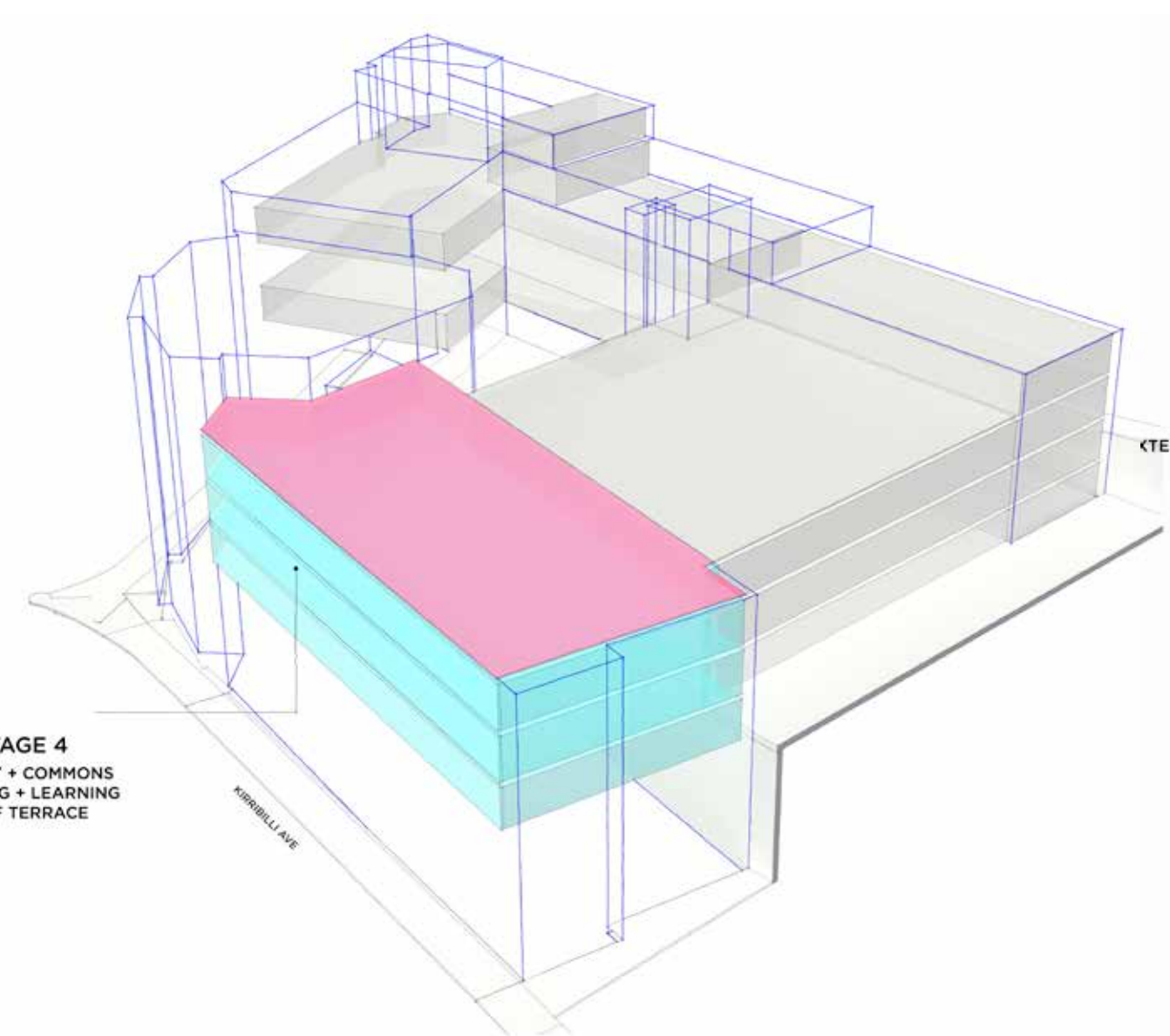
UPPER PITT STREET STAGE 1



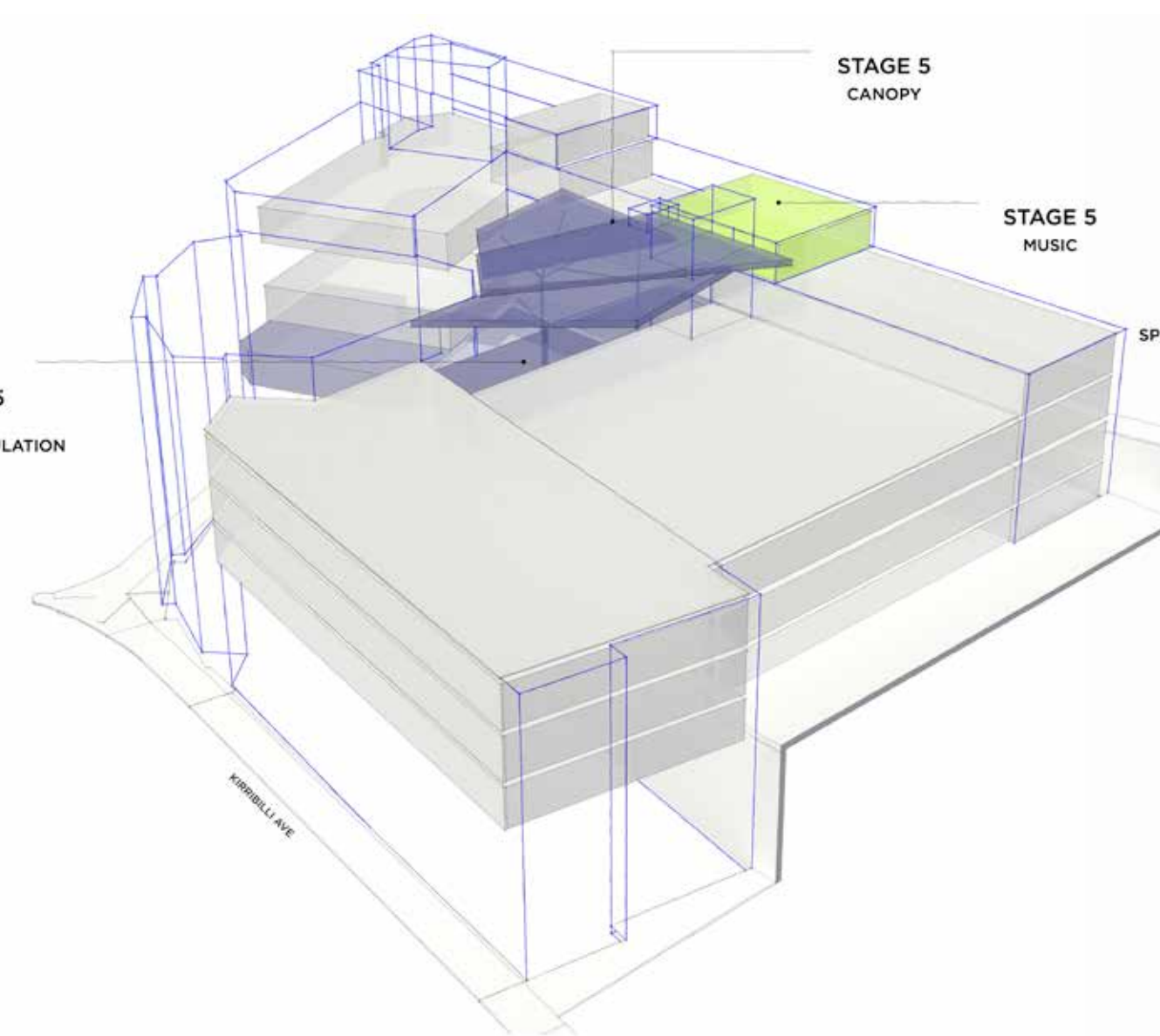
UPPER PITT STREET STAGE 2



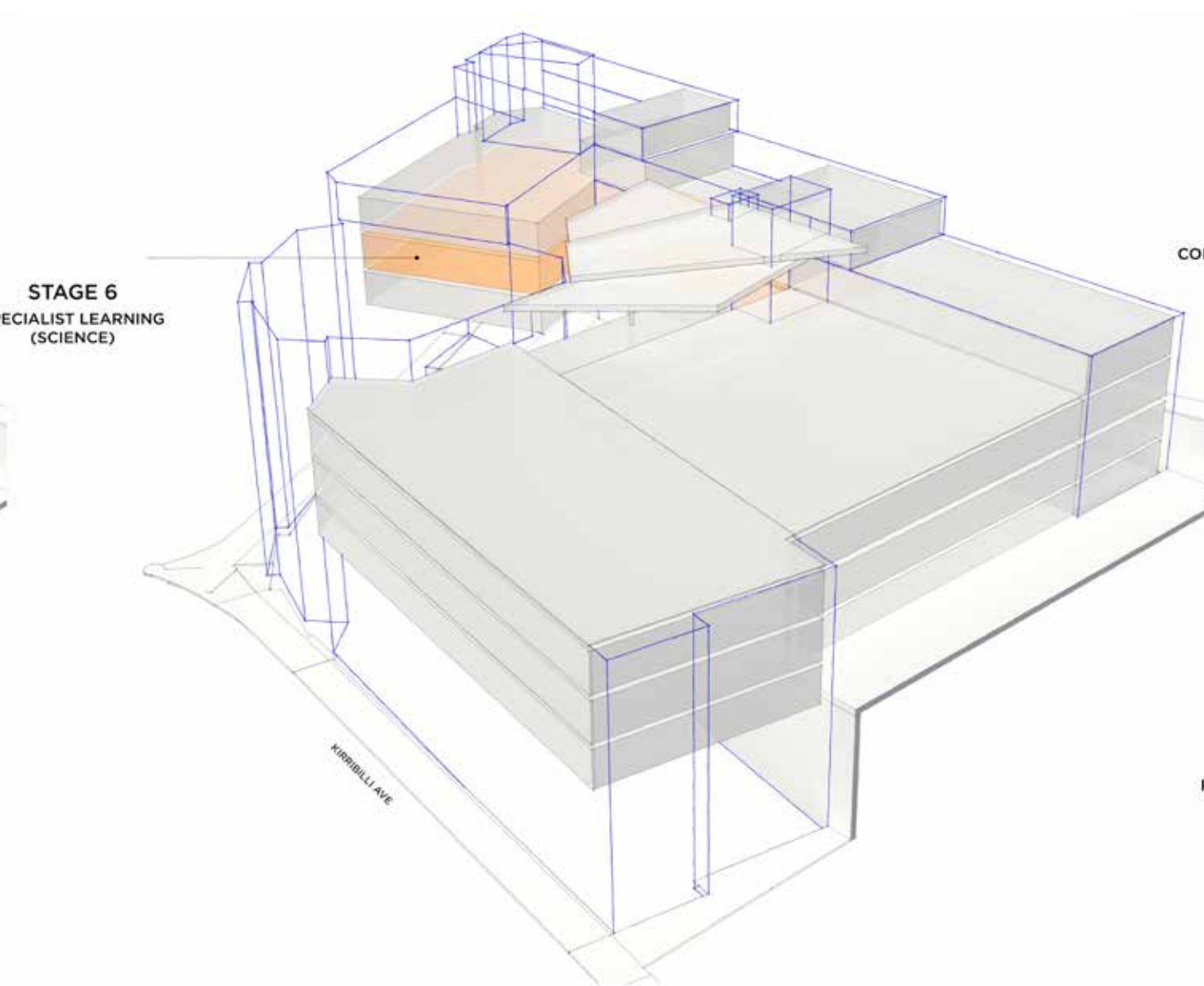
UPPER PITT STREET STAGE 3



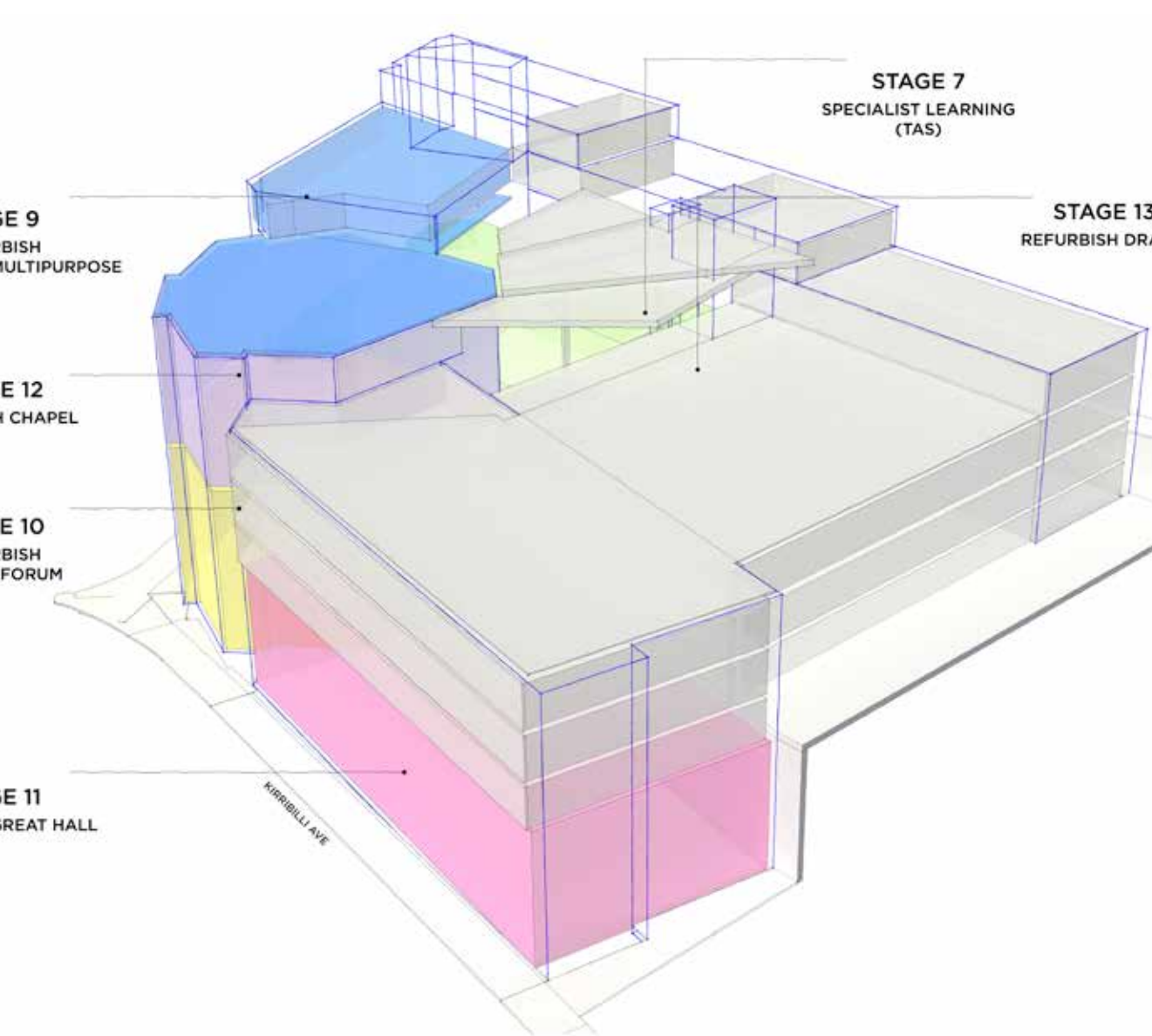
UPPER PITT STREET STAGE 4



UPPER PITT STREET STAGE 5



UPPER PITT STREET STAGE 6



UPPER PITT STREET STAGE 7-13

Impact of: Upper Pitt Street

The new Teaching & Learning facility will form a recreation zone at the roof top whilst protecting the views of neighbours.

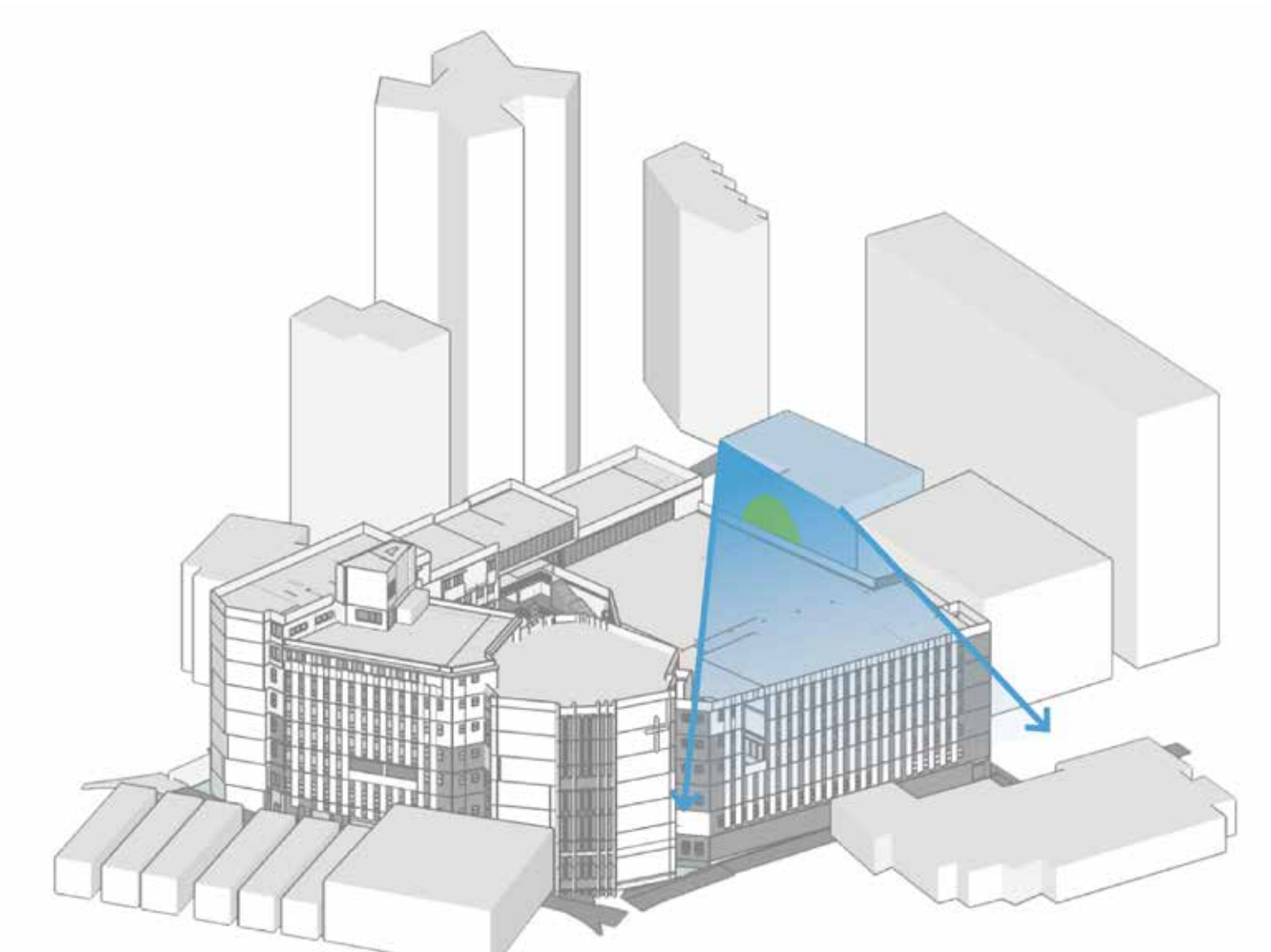
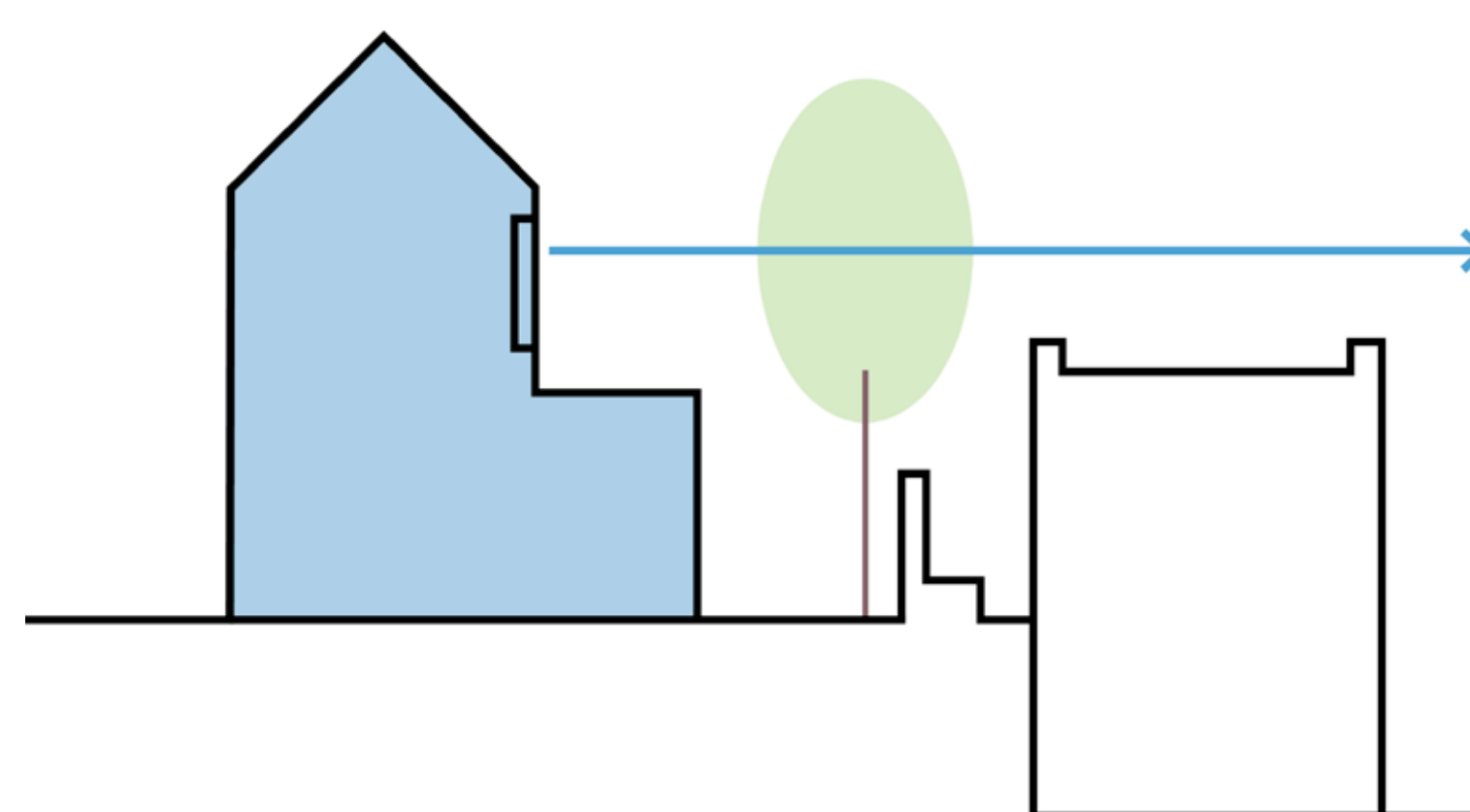
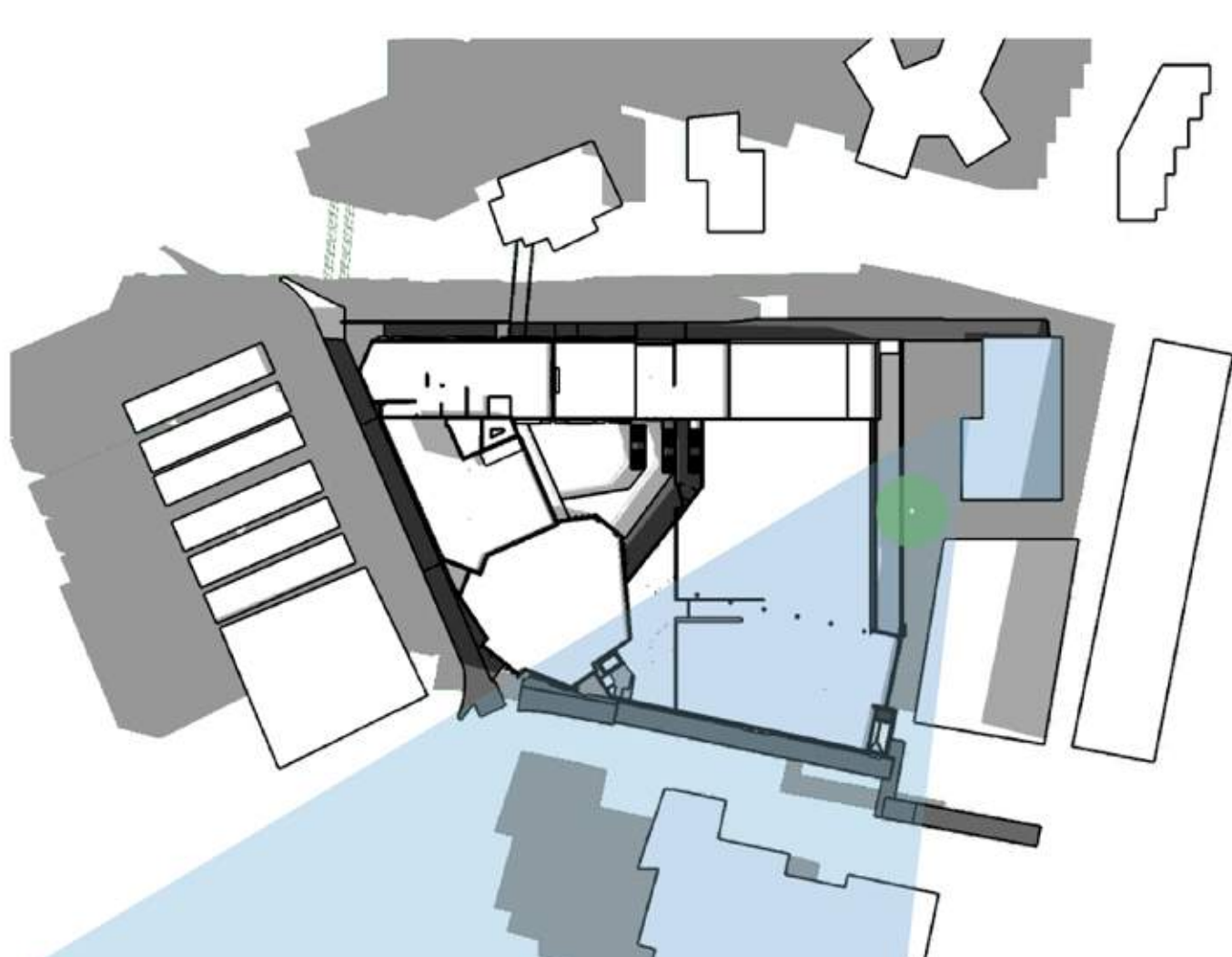
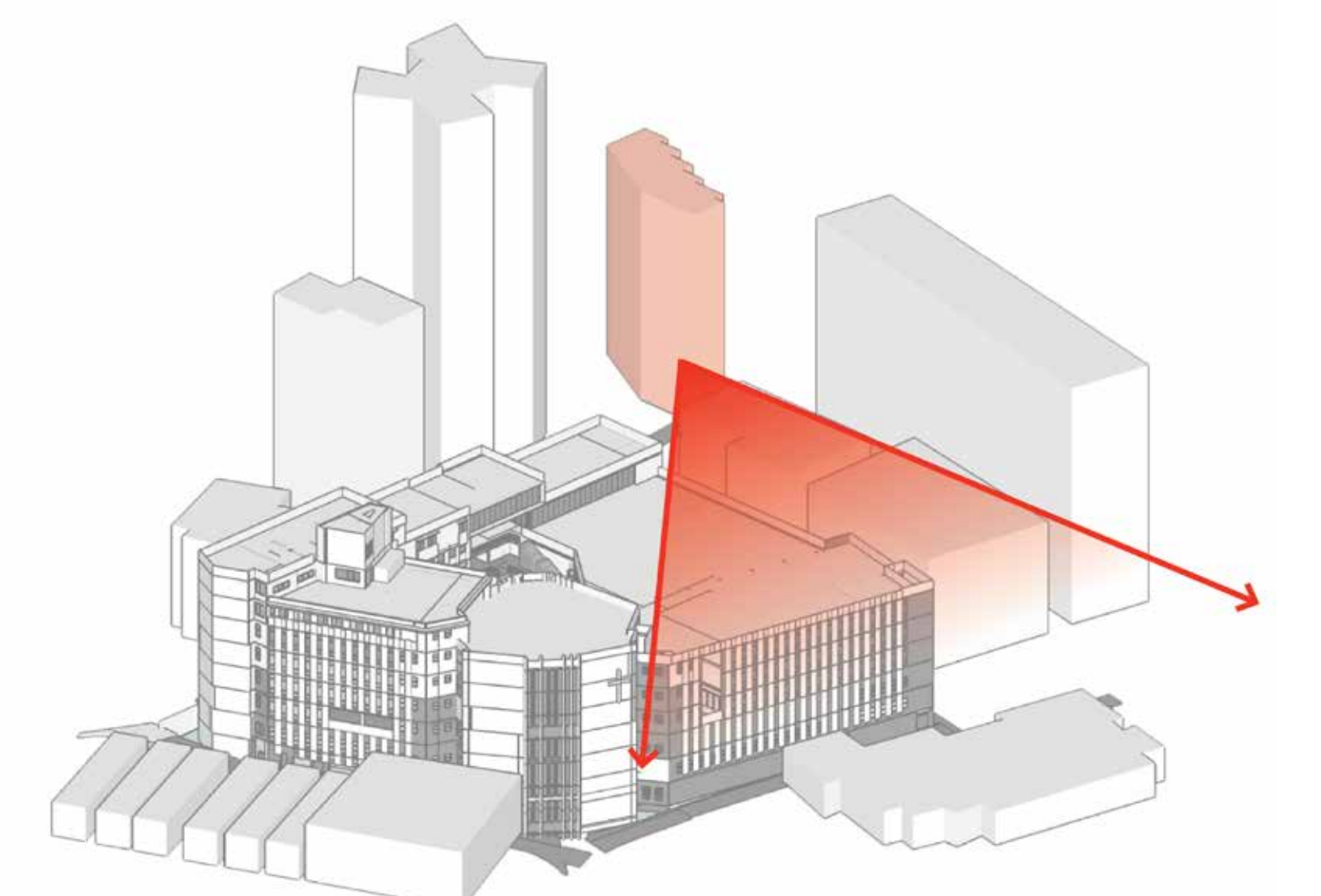
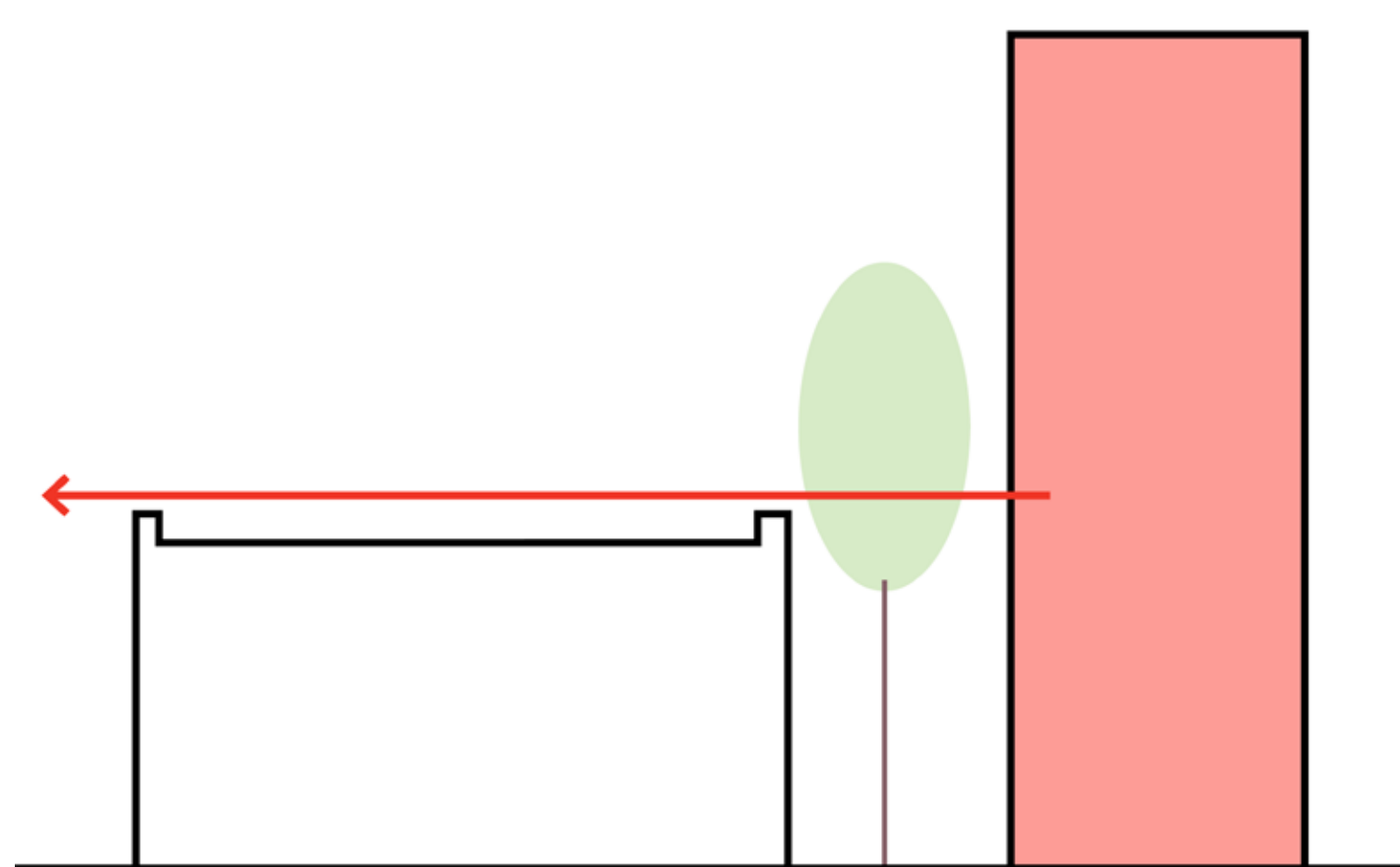
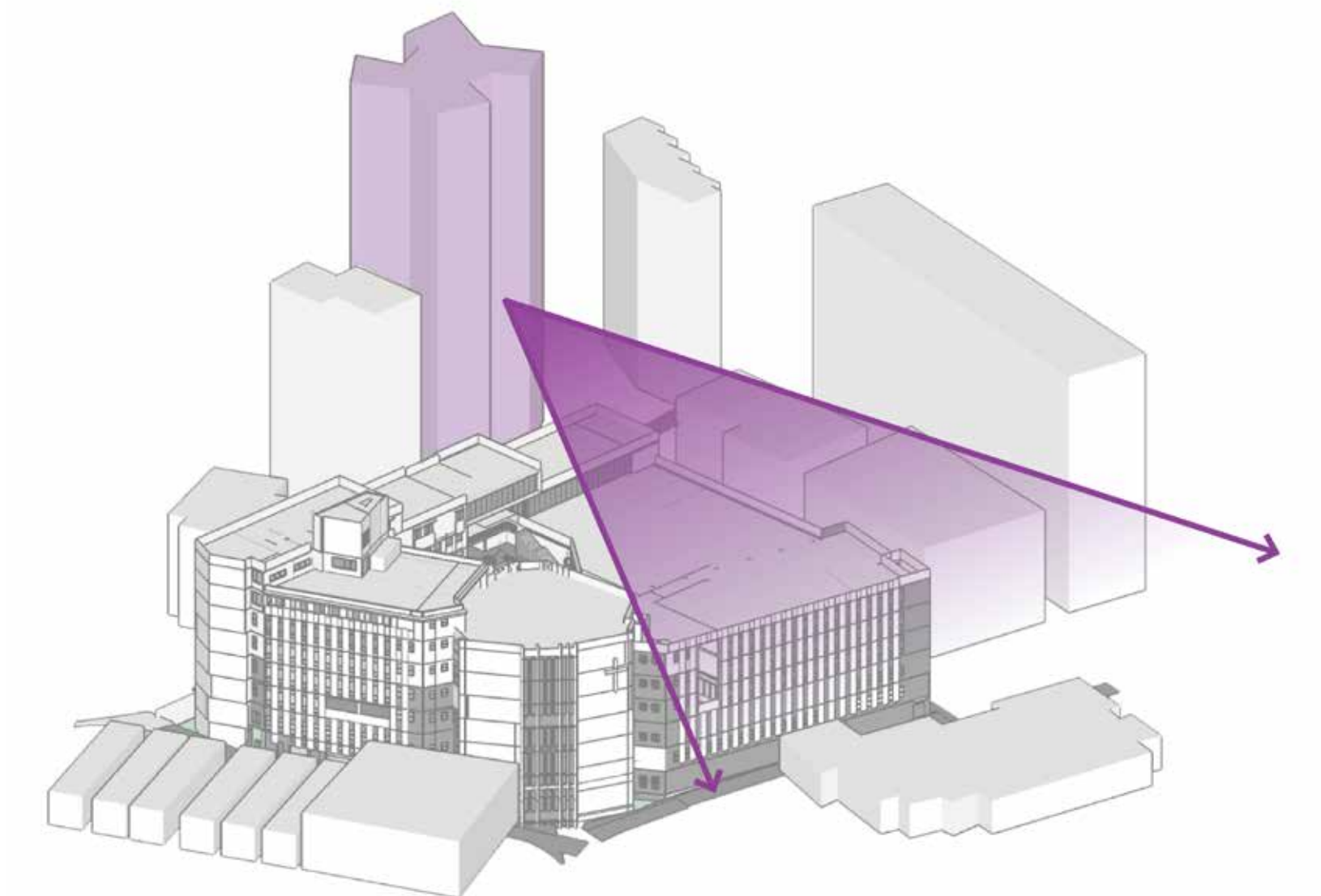
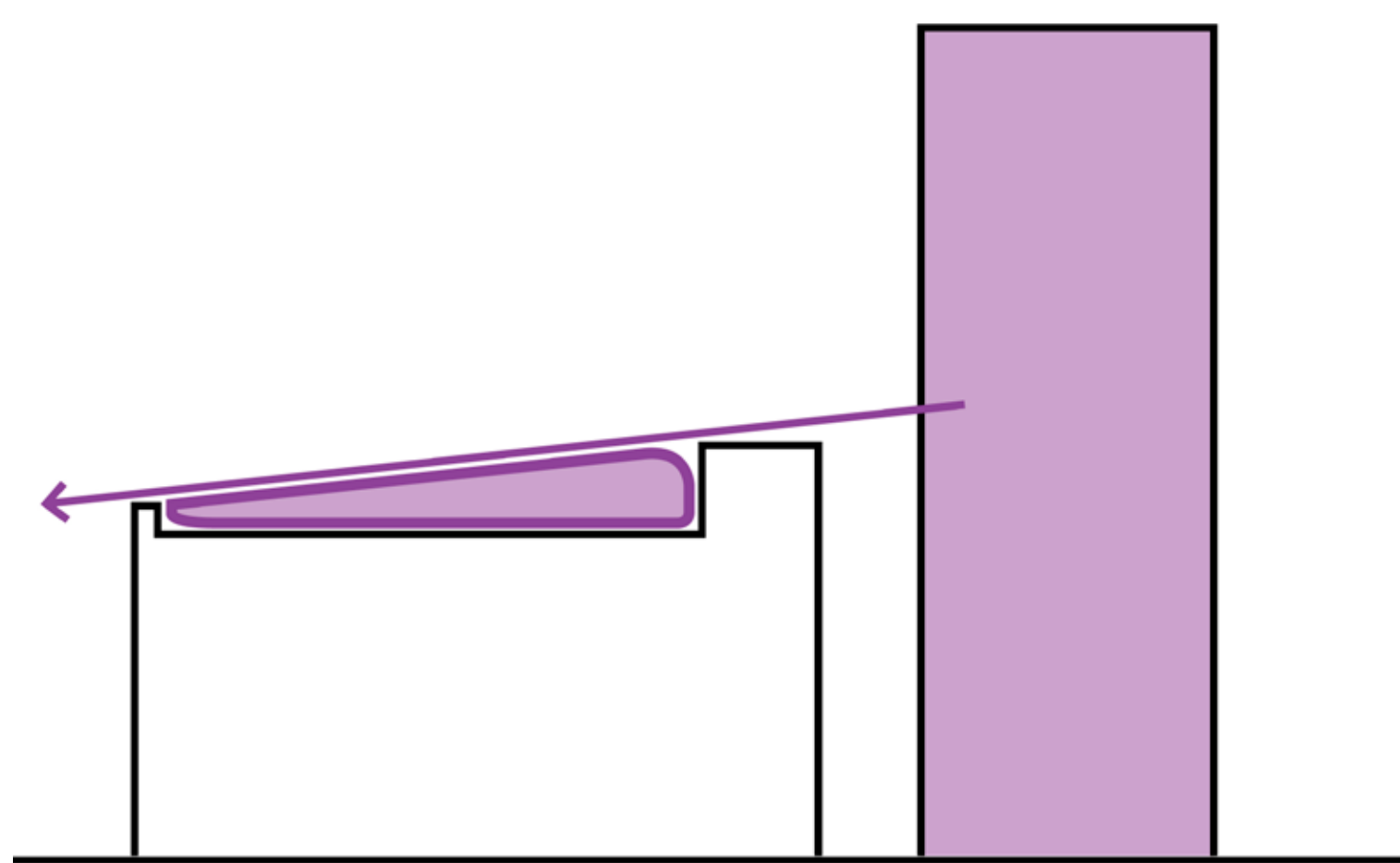
There will be no increase in student numbers as a result of *Plan Magis* and the work does not include any additional car parks.

Therefore there will be no impact on the traffic volume or flow in the neighbourhood and our policies to encourage public transport use by the boys will continue.

A comprehensive management plan will be developed ahead of construction, and the objectives will be to minimise disruption to the College and neighbourhood.

The management plan will seek to coordinate with the construction timetable at Loreto Kirribilli.

IMPACT ASSESSMENT OF UPPER PITT STREET



PLAN

SECTION

PERSPECTIVE

Phase Three: Junior School

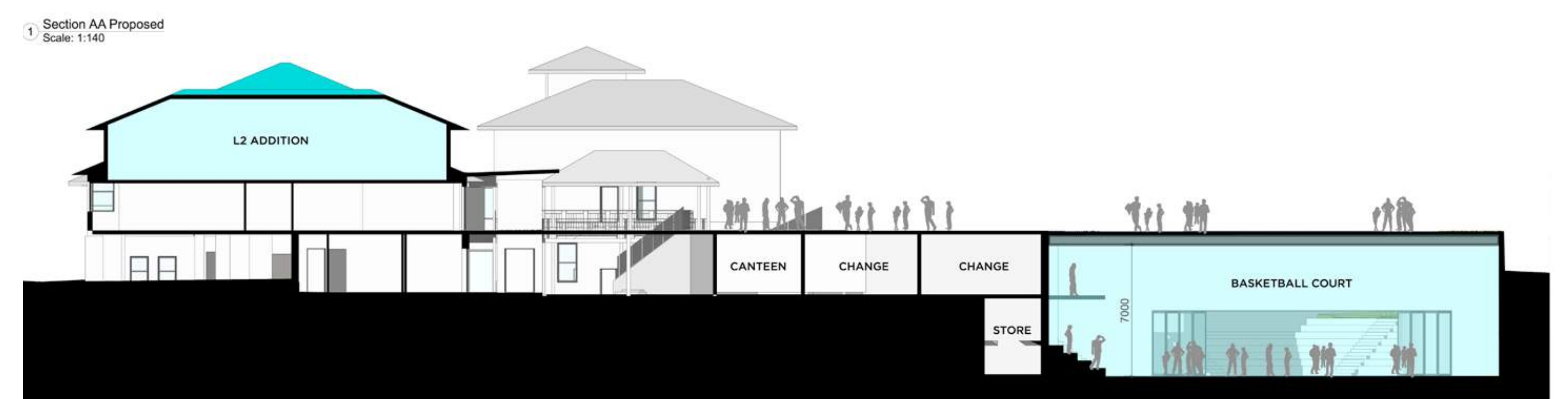
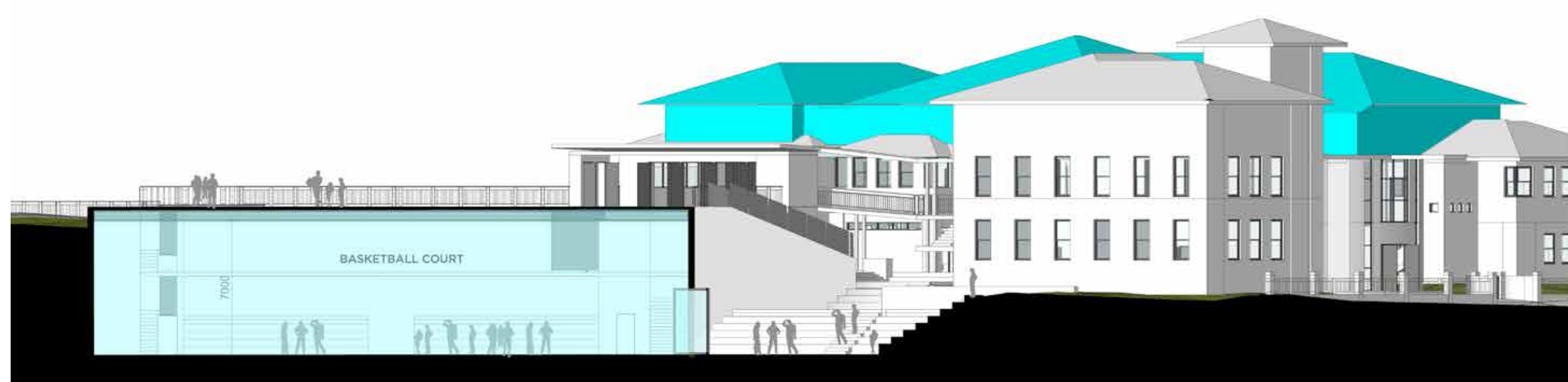
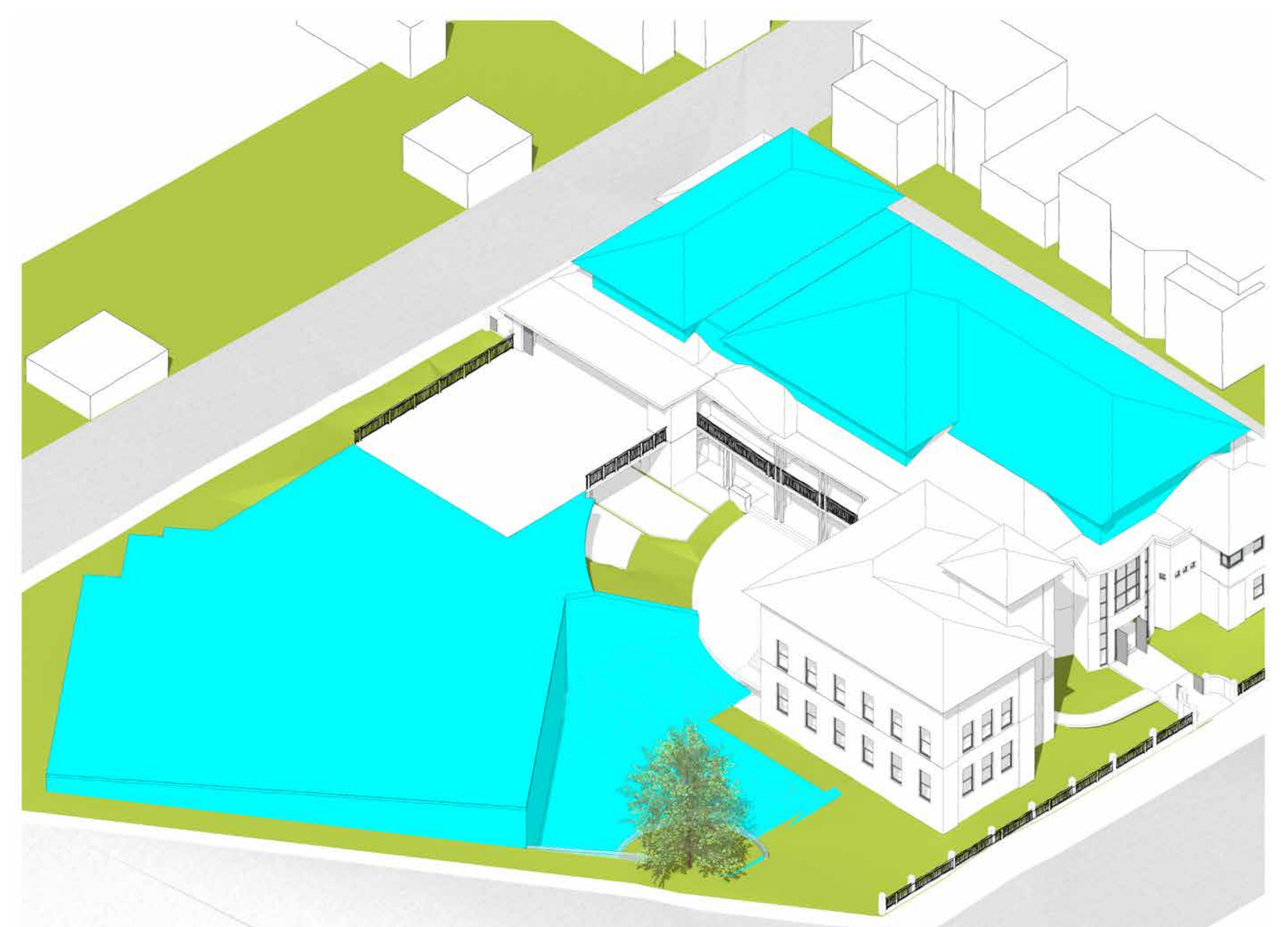
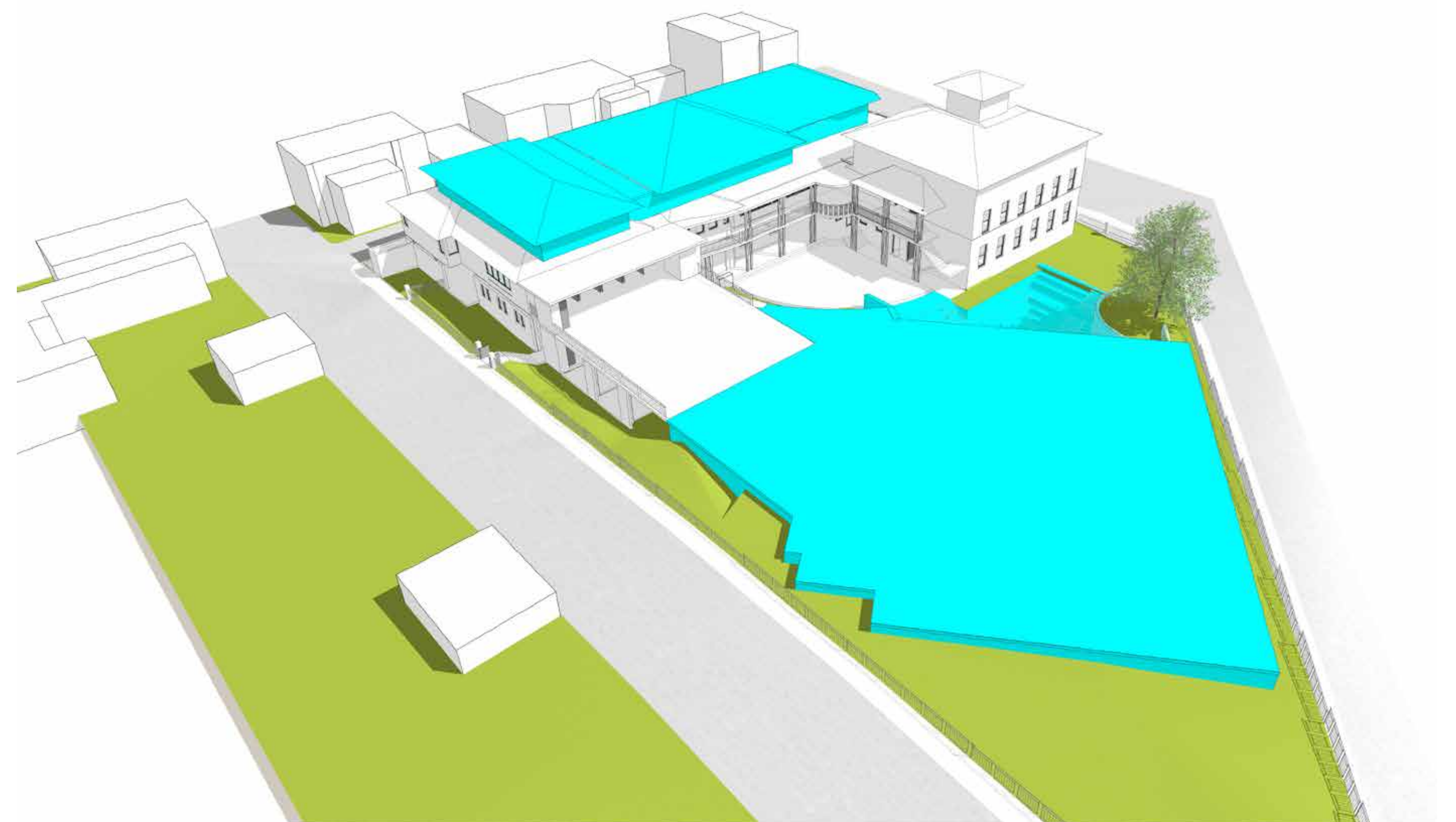
Our concepts create a new subterranean sports facility and associated undercroft area on the corner of Bligh and Crescent Place.

We also propose to extend the main building with an additional storey to the west of the site.

The work is aimed at providing a greater variety of learning settings, consolidating Year Groups, developing a more contemporary library and resource centre, and increasing the common and covered areas.

The concepts are respectful of the heritage nature of the site's main building, the existing schoolhouse, and is complimentary in design, scale and the materials selected.

ARTIST'S IMPRESSIONS OF THE BUILDING WORK ON THE JUNIOR SCHOOL CAMPUS – BLUE INDICATES PROPOSED NEW WORK



ARTIST'S IMPRESSIONS OF THE BUILDING WORK ON THE JUNIOR SCHOOL CAMPUS – BLUE INDICATES PROPOSED NEW WORK

Our Prototype Classroom as Inspiration

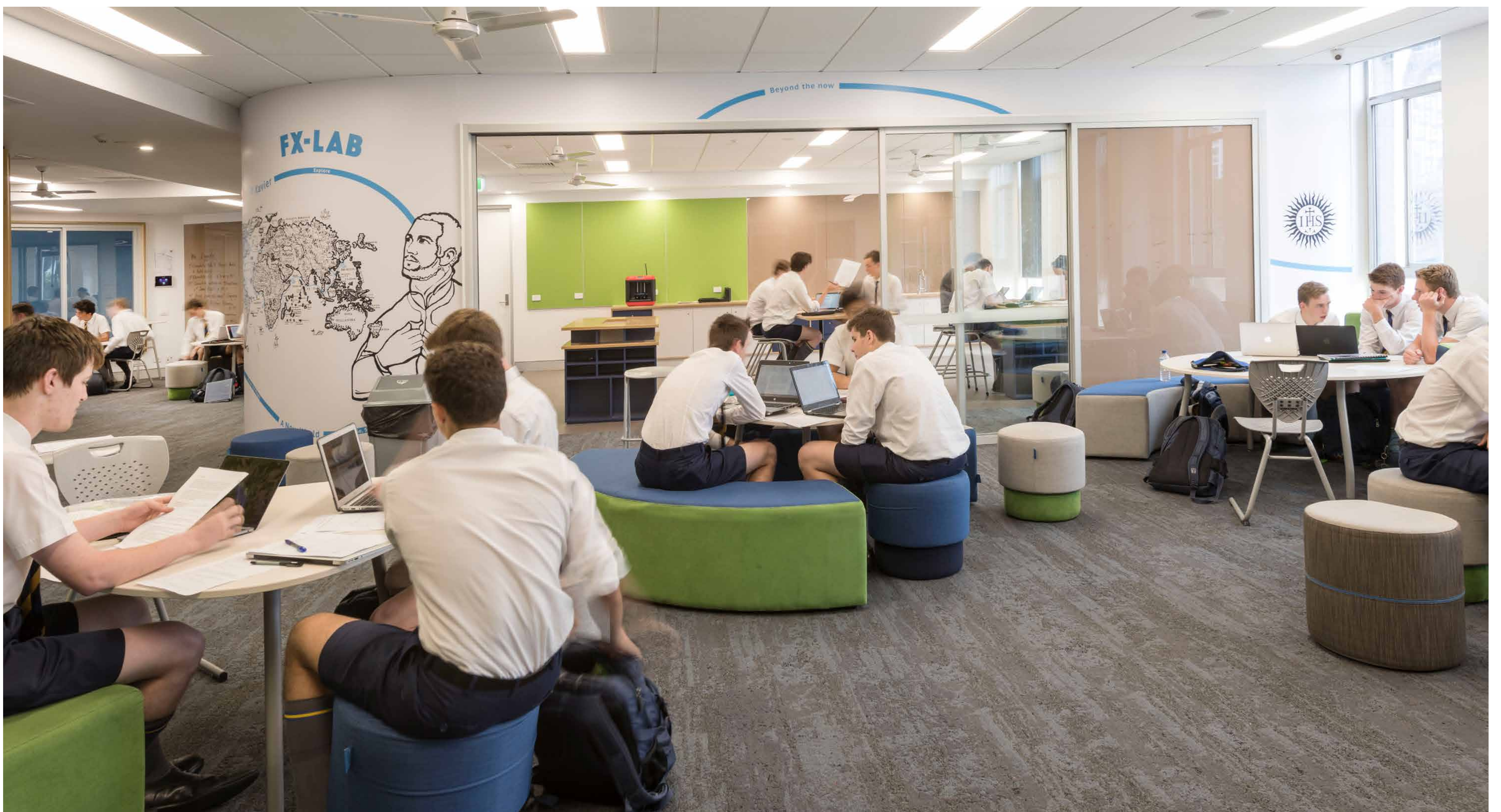
Twelve months ago, the *Saint Francis Xavier SJ Laboratory (FX Lab)* was established as a prototype space.

Designed to inspire a reinvigoration of teaching and learning, the space has since been popular with teachers and students across a wide range of subjects, styles of teaching and learning, and activities.

Not only has it generated great excitement and interest within the College community, but we can now prove what options will have the most powerful impact on engaged learning, student relationships with teachers and classmates, and ultimately academic opportunities and outcomes.

Dr Ben Cleveland from the University of Melbourne has been reviewing our findings which heavily inform the architectural drawings and how we will fit out the areas.

With *Plan Magis* we deliver on our calling to honour our traditions and mission, whilst contemporising our approaches and reinvigorating our practices.



Sustainability of Designs

St Aloysius' College has engaged Environmental Sustainable Design Consultants to achieve a minimum 4 Green Star rating.

ARTIST'S IMPRESSION OF UPPER PITT STREET INTERIOR



Passive Design Features

- Increase glazing performance & Solar Control to reduce energy consumption.
- High performance building fabric in all new building.
- PV Renewable Energy System for onsite electricity generation.
- Natural ventilation.

Low VOC & Formaldehyde Finishes & Materials

Selection of interior fit-out materials based on the impact of their procurement and transportation and not detrimentally affecting indoor air quality and thereby health & wellbeing.

Hybrid HVAC System

- Passive cooling incorporating a range of design initiatives to optimise building passive design and facilitate air movement to provide a comfortable internal environment.
- Mechanically assisted natural ventilation might also be used where necessary.
- In-floor heating for energy and cost efficiencies.

Building Management System

- Data analysis visualisation via analytic and display system to enable automated energy management for the College's Facility Manager.
- Potential for educational data for interactive learning.

High Efficiency Lighting and Controls System

- Application of LED lighting technology to provide energy efficient lighting solutions and reduce maintenance costs to the college.
- Lighting control system to allow integration of automated control for time clock and occupancy sensing.
- Consideration of lighting control provisions within individual spaces.

Water

- Specification of efficient fixtures and fittings will result in reduction in both water and energy consumption associated with hot water generation.



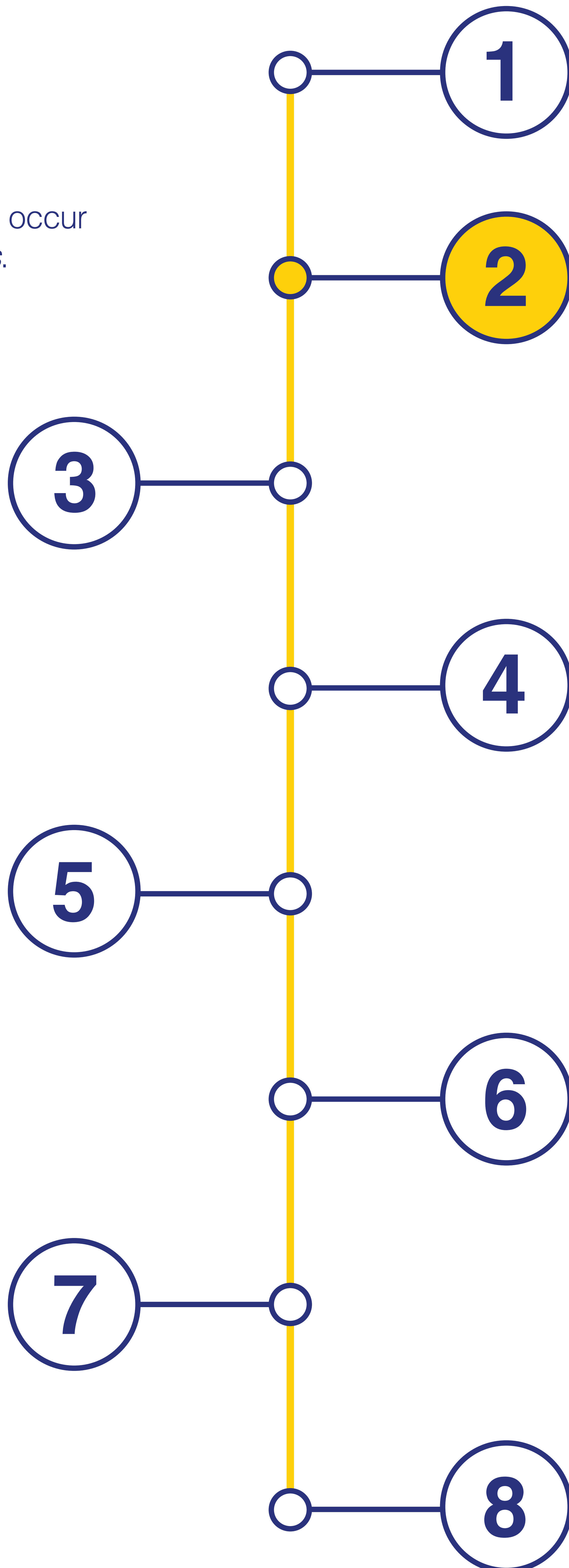
Planning Process

This step-by-step process will occur for every phase of *Plan Magis*.

Finalise the concept designs and lodge the consultation outcomes as part of the State Significant Development Application.

The NSW Department of Planning and Environment will analyse submissions and might require amendments to the application.

Final determination of the planning application.



Develop designs to concept stage and prepare Secretary's Environmental Assessment Requirements (SEARs).

You are here.
Undertake extensive consultation with the local community to refine the concept designs.

The NSW Department of Planning and Environment will place the application on public exhibition and call for public submissions.

Final Development Application to be assessed by NSW Department of Planning and Environment.

Construction is planned and then commences.

APPENDIX 5 – Brochure



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys



Plan Magis

seeking excellence in learning



St Aloysius' College
Parent/Teacher Brochure 2017-2018





Plan Magis is our proposed Master Plan that seeks to improve our facilities and work towards a new era in the education of boys in the Jesuit tradition.

Plan Magis is our vision for the future of St Aloysius' College and its learning spaces. It will seek to revitalise the Wyalla, Upper Pitt Street and Junior School campuses in stages, to better utilise our footprints and to reinvigorate our classrooms, libraries, cultural facilities and recreation precincts.

Our work over the last 12 months, with the *Saint Francis Xavier SJ Laboratory (FX Lab)* in particular, has proven that spaces have a powerful impact on engaged learning, relationships with teachers and classmates, academic outcomes and the intellectual growth of each student of the College.

That work is enabling us to gain an informed understanding of best practice in design for our classrooms.

With *Plan Magis*, we are pursuing our collective call to honour our traditions, whilst contemporising our approaches and reinvigorating our teaching practices. This is being true to our mission as a Jesuit school.

It will be the most significant transformation of our physical environment since the building project from the 1960s to 1980 which saw the rebuilding of the Upper Pitt Street Campus.

Plan Magis will be the legacy of this generation of Aloysian families for current and future students.

After much research and internal consultation, the architectural plans have now been developed to concept stage, ready for broader consultation with parents, students, neighbours and Old Boys. We will then finalise the plans and submit them for approval in the new year.



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys

Our Inspiration

Twelve months ago, the *Saint Francis Xavier SJ Laboratory (FX Lab)* was established as a prototype space.

Designed to inspire a reinvigoration of teaching and learning, the space has since been popular with teachers and students across a wide range of subjects, styles of teaching and learning, and activities.

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Educational Priorities

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ST ALOYSIUS' COLLEGE

A Jesuit School for Boys

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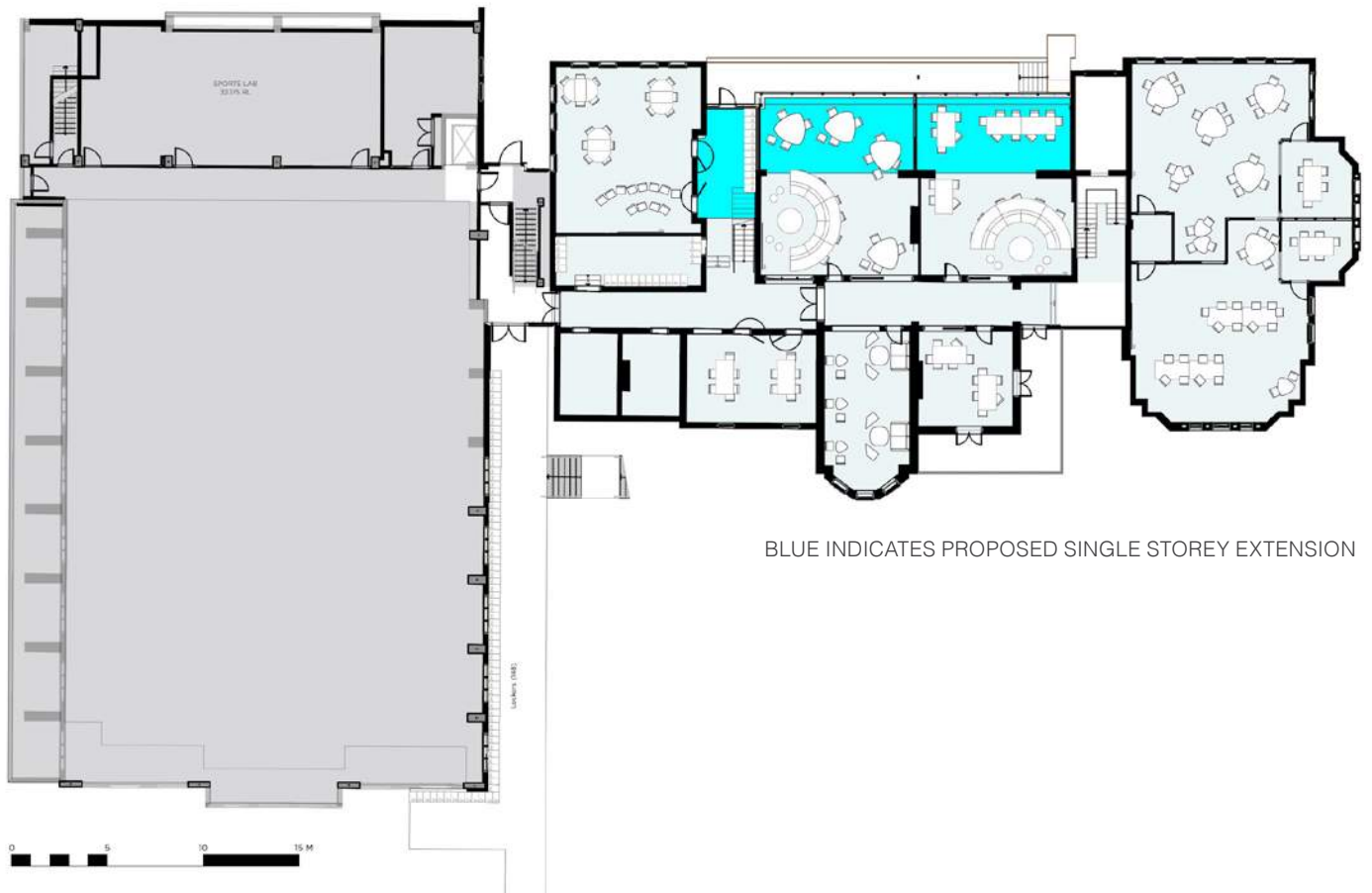
It will also feature a tertiary-style environment providing a variety of spaces to support collaborative work, group study, and self-directed learning.

This work will reinforce Wyalla's place as a Senior Centre for Years 11 and 12, which is an important part of passage through the College.



ARTIST'S IMPRESSION OF THE EAST SIDE OF WYALLA
(BEFORE & AFTER)

Level 1 Plan



BLUE INDICATES PROPOSED SINGLE STOREY EXTENSION



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys

Phase Two: Upper Pitt Street

This will be the site of the most significant work.

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Upgrade of the courtyard space will activate and celebrate the heart of the campus and provide better outdoor environments for staff and students.

These works will resolve and improve connectivity across the campus, address the underutilisation of rooms, and create a greater sense of ownership and identity to the rooms.





ARTIST'S IMPRESSION OF UPPER PITT STREET LIBRARY



EXISTING UPPER PITT STREET AERIAL VIEW



ARTIST'S IMPRESSION OF UPPER PITT STREET AERIAL VIEW



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys

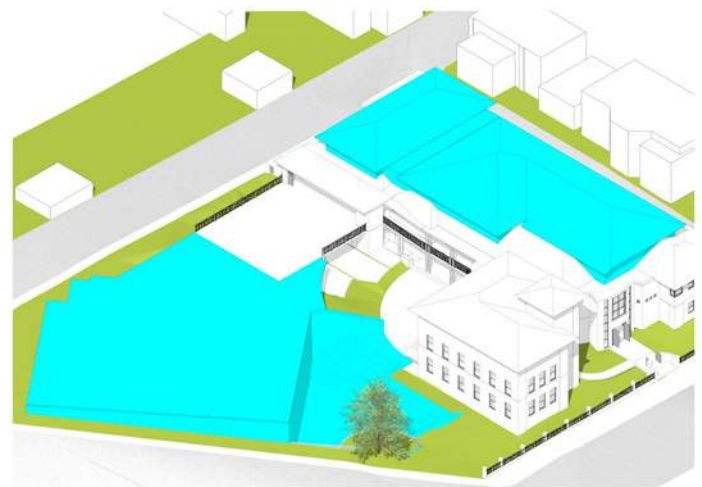
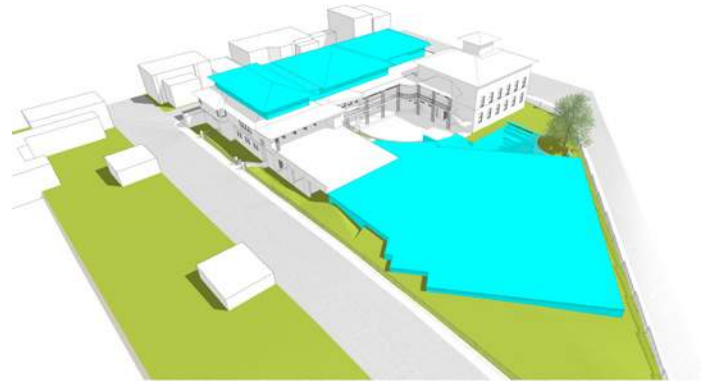
Phase Three: Junior School

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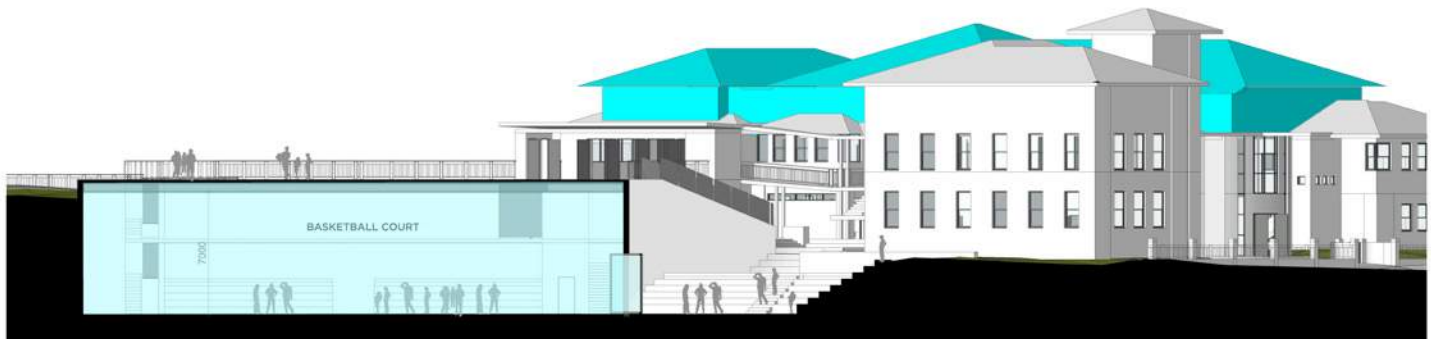
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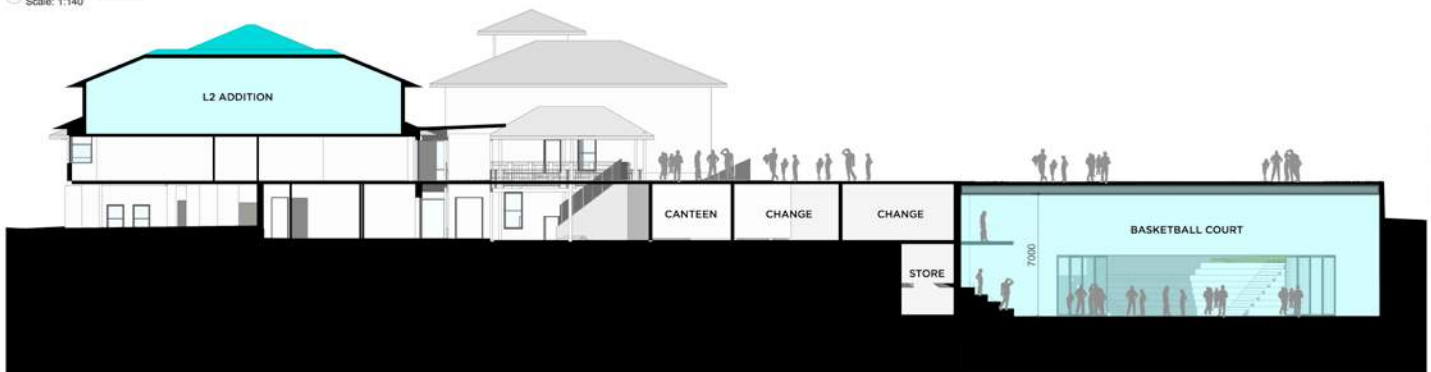


ARTIST'S IMPRESSIONS OF THE BUILDING WORK ON THE JUNIOR SCHOOL CAMPUS – BLUE INDICATES PROPOSED NEW WORK



EXISTING UPPER PITT STREET AERIAL VIEW

1 Section AA Proposed
Scale: 1:140



ARTIST'S IMPRESSIONS OF THE BUILDING WORK ON THE JUNIOR SCHOOL CAMPUS – BLUE INDICATES PROPOSED NEW WORK



Questions

1. Why are we doing this?

There are really two reasons – the first is that the last time our physical environment was transformed was in the building project from 1960 to around 1980 – effectively rebuilding the Upper Pitt Street campus.

A lot has changed since that time in terms of teaching and learning – and you will remember our Strategic Plan - *Quo Vadimus?* set the agenda for the future. This is about ensuring our physical environment matches that vision.

Plan Magis is our vision for the future of St Aloysius' College and its learning spaces.

The second reason is that this is the legacy of this generation of Aloysian families for current and future students. Every generation benefits from a contribution from the past, and it has been nearly 40 years since the College has undertaken substantial capital work.

2. When will this begin?

This is a long process and while a considerable amount of work has been undertaken to get us to this point, there is still some distance to go before we could even start construction.

We have developed the concepts which are now on display and there will be significant community consultation over the next few weeks. We will then take the feedback and finalise our plans for lodgment with the NSW Department of Planning and Environment next year.

The approvals process could be lengthy, but the earliest we could start would be 2019 on some of the internal work, and if you take the Junior School work, that would be at least a decade away.

3. Does this mean there will be more students or larger class sizes?

The very term *Plan Magis* answers that question. *Magis* is a term used to describe doing things better. It is about inspiring improvement not any growth in student numbers. There are no plans to increase student numbers.

4. What will be the disruption to lessons because of the building program?

Inevitably there will be intervals of building which will disrupt lessons, but we will plan around this so that we can avoid any inconvenience for students and teachers.

Once we have approved plans, we will undertake a management plan which will look at scheduling and minimising impact. We will look at the possibilities of work during the school holidays, relocating classrooms or whatever is required to ensure the impact is minimised.

5. What will happen to HSC students, Saturday sport and the like?

It will be a priority to minimise lesson disruption for all students – and once we have approved plans we will develop a management plan to schedule activities in a manner which reflects this.



ARTIST'S IMPRESSION OF UPPER PITT STREET INTERIOR



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys

Questions (cont.)

6. My child is in Year 4 – will he benefit from Plan Magis?

He is already benefiting from *Quo Vadimus*? *Plan Magis* will ensure the physical environment supports that vision.

7. Why can't we do something with the Oval?

Plan Magis is the first step and we wanted to focus on the academic aspects of transforming our physical environment first. The Oval is an important component of our facilities and the Board is examining how it might be better utilised.

8. What input do Old Boys have?

We will be offering the Old Boys a briefing on *Plan Magis* to gain their feedback, as part of our extensive consultation period.

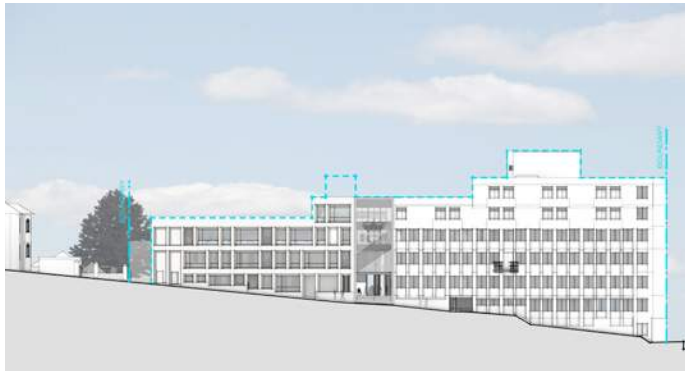
9. How do you think the neighbourhood will react?

We are hoping they are supportive. The College has a long and good history within the Kirribilli neighbourhood, and we have anticipated some of their questions around views and traffic in particular.

For those neighbours near the Upper Pitt Street campus, we have ensured they maintain their views by not exceeding the height of the current campus. *Plan Magis* is not about increasing student numbers and we are not building any car parks on site so we do not anticipate there will be any additional traffic associated with the completed works.

10. Will you be coordinating the construction with Loreto Kirribilli – after all we are on a peninsula?

We have discussed this with Loreto – which currently has final plans submitted for approval. We are very conscious that we are part of the same community and will work together to ensure we minimise impact for the local community as both schools undertake approved works.



ARTIST'S IMPRESSION OF UPPER PITT STREET ELEVATION

11. Will fees go up to pay for this?

Plan Magis will be mainly funded through savings and borrowings, but there will be a capital appeal at some point after the plans are approved.

Any future changes to fees relate solely to the changing cost of education, and that will be the basis for the fees letter which is sent from the Board in November.

12. How much will it cost?

The answer to that question depends on when and how we undertake the work, and of course what work is approved. There will be an extensive costing undertaken as part of the next phase, in the meantime, we have estimated the cost to be around \$76m in the planning documentation.

Put out into deep water, and let down the nets for a catch.

LUKE 5:4

St Aloysius' College

Upper Pitt Street,
Milsons Point NSW 2061
9922 1177
staloyusius.nsw.edu.au

APPENDIX 6 – Resident Thank You Letter



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

24 November 2017

Dear Neighbour

I write to thank you for your interest in *Plan Magis*, our proposed architectural designs that seek to improve our facilities and work towards a new era in the education of students at St Aloysius' College.

After a neighbourhood letterbox drop, an advertisement in the *Mosman Daily* and door-knocking of individual homes, we held two drop-in sessions for our neighbours on Wednesday, 15 November and Saturday, 18 November. We appreciated those neighbours who had an opportunity to attend. The concept designs were available to view, and our planners, architects and College Executive were on-hand to answer questions.

The feedback we received is invaluable as we progress the concepts into final designs to lodge with our development application with the NSW Government after February 2018.

Please note that there will be opportunity to view the final plans and supporting documentation following lodgement, when the application is publicly exhibited by the Department of Planning & Environment on its website.

In the meantime, I encourage you to visit www.staloyisus.nsw.edu.au/our-community/strategic-plan to view the concept designs from the drop-in sessions.

For those of you who were not able to attend the sessions, I would be delighted to discuss our plans with you personally. You can contact me at planmagis@staloyisus.nsw.edu.au or via telephone on 9936 5573.

We value our relationships with our neighbours, and I wish you and your loved ones a peaceful and safe Christmas season.

Yours sincerely

MARK TANNOCK
Principal



Plan Magis
seeking excellence in learning

APPENDIX 7 – Meeting Minutes RMS and TfNSW

Meeting Agenda

Subject:	SSD 8669 – St Aloysius College
Held at:	Transport for NSW Level 3, 18 Lee Street, Chippendale
Date:	18 October 2017
Present:	Ken Ho – Transport for NSW Para Sangar – Transport for NSW Pahee Rathan – RMS Dean Brodie – Positive Traffic Andrew Pender - PMDL Ashleigh Smith – Willowtree Planning
Apologies:	Chris Wilson – Willowtree Planning Mark Ozinga – Transport for NSW Peter Brogan - Bloompark
Distribution:	All above

Agenda

ITEM	DISCUSSION	ACTION
1.0	INTRODUCTION	
	<ul style="list-style-type: none"> ▪ AS introduced the project and team to TfNSW and RMS 	-
2.0	Project Overview	
	<ul style="list-style-type: none"> ▪ AP walked TfNSW/RMS through the design/thought process behind the proposed development., and the design concept across the three (3) campuses. 	-
	<ul style="list-style-type: none"> ▪ Parking is primarily available at the following: <ul style="list-style-type: none"> – Dalton Hall (Senior School): 16 car parking spaces – Junior School: 10 car parking spaces ▪ There is no parking located at Upper Pitt Street campus. 	-

	<ul style="list-style-type: none"> There is approximately 156 staff members and 1200 student across the school ground. There is no proposed increase in student/staff numbers as part of this application. 	-
	<ul style="list-style-type: none"> KH queried whether the school had existing caps on student numbers. 	-
	<ul style="list-style-type: none"> AS highlighted recent investigations have shown there are no evident caps on student numbers, as the previous major development of the Sites pre-dated student capping requirements. 	-
	<ul style="list-style-type: none"> AP mentioned that there may be fluctuations in numbers, but the overall structure of the college has not changes; the school is well subscribed. 	-
	<ul style="list-style-type: none"> KH requested SAC confirm base numbers per class and growth in student numbers 	PB/AP
3.0	Traffic	
	<ul style="list-style-type: none"> Proposed redevelopment is forecast to minimise the movement to and from the Site with improved on-site facilities. 	-
	<ul style="list-style-type: none"> DB discussed the current parking/traffic situation across the Site 	-
	<ul style="list-style-type: none"> KH reaffirmed as part of the EIS, provide information on what the school generates in terms of parking. 	-
	<ul style="list-style-type: none"> DB – parking beat surveys have been carried out, including a mode of travel survey for year 12 students. 	-
	<ul style="list-style-type: none"> PR recommended the implementation/consideration of a Green Travel Plan to form part of the overall application 	-
	<ul style="list-style-type: none"> DB Highlighted that the Site characteristics of the immediate locality dictates the primary mode of transport i.e. peninsula, high protection from all day parking, large number of public transport alternatives. 	-
	<ul style="list-style-type: none"> Similar traffic analysis was carried out in the Inner West, which will be used as a comparative study. 	-
	<ul style="list-style-type: none"> AP highlighted the school has a Site at Willoughby Oval 	-
	<ul style="list-style-type: none"> TfNSW have requested confirmation on whether school uses a Charter or PT to move children from the Site to the Oval. 	AP

<ul style="list-style-type: none"> ▪ KH enquired whether the school has a dedicated pick up/drop off areas, as this may have implications on road safety. 	-
<ul style="list-style-type: none"> ▪ DB confirmed that drop off/pick up is not encouraged 	-
<ul style="list-style-type: none"> ▪ KH and PR highlighted mode of travel surveys will be required to ensure there are no issues 	DB
<ul style="list-style-type: none"> ▪ DB confirmed that mode of travel surveys of both students and staff of each campus would be undertaken and the findings presented in the traffic report 	DB
<ul style="list-style-type: none"> ▪ DB noted this requirement and assured that Council are generally the first to notify if there are any evident issues, and no issues have been conveyed at this stage 	-
<ul style="list-style-type: none"> ▪ KH – EIS will need to be supported by data illustrating that there is no issue 	-
<ul style="list-style-type: none"> ▪ Public transport is well utilised by staff and students 	-
<ul style="list-style-type: none"> ▪ PR queried how movement between transport nodes and the College was managed and documented 	-
<ul style="list-style-type: none"> ▪ DB raised the fact the Sites are spread out and there is natural dispersion of pedestrian flow demands. 	-
<ul style="list-style-type: none"> ▪ PR highlighted the inclusion of a Construction Management Transport Plan to ensure safety during construction periods 	-
<ul style="list-style-type: none"> ▪ DB suggested preliminary elements of a CMTMP would be included in the traffic report including potential access points and routes of travel, and conditioned that a final CMTMP be prepared once a contractor has been brought onboard 	-
<ul style="list-style-type: none"> ▪ KH requests the application clearly identifies where students get on/off public transport 	DB
<ul style="list-style-type: none"> ▪ DB confirmed located and detail will be provided as part of the EIS 	-
<ul style="list-style-type: none"> ▪ TfNSW raised query to how construction will be timed and the impacts on the operation of the school 	-
<ul style="list-style-type: none"> ▪ AP confirmed redevelopment will be a rolling refurbishment which will incorporate temporary learning space within existing facilities. 	-

4.0	Conclusion/Key Matters	
	<p>TfNSW and RMS identified the following to be included:</p> <ul style="list-style-type: none"> ▪ Document pedestrian access from nodes, and how student/staff move from transport node to College campus; ▪ Document student/staff use of public transport including bus and train through mode of travel surveys; ▪ Demonstrate how the Site will accommodate natural growth; ▪ Capture the existing parking/public transport conditions and identify whether it is adequate or if there are deficiencies; ▪ Application to include student and staff numbers, as well as the base numbers for classes 	DB/AP/AS
5.0	Other Business	
	<ul style="list-style-type: none"> ▪ Both TfNSW and RMS raise no major concerns based on the information presented within the meeting; ▪ DB – ensure the application addresses all the relevant requirements; 	-
6.0	Conclusion	

APPENDIX 8 – Formal Response from Urban Concepts on behalf of Craiglea House Residents

8th March 2018

Mr Mark Tannock,
Principal,
St Aloysius College,
47 Upper Pitt Street,
Kirribilli, 2061

Dear Mr Tannock,

ST ALOYSIUS COLLEGE REDEVELOPMENT SSD 8669 - REQUEST OF FURTHER CONSULTATION

By way of introduction, my company Urban Concepts has been engaged by Craiglea to advise on town planning matters associated with the State Significant Development (SSD) Application No.8669 being advanced by St Aloysius College (The College). Craiglea is a heritage listed property comprising of 19 residential apartments and located at 49 Upper Pitt Street and 88 Kirribilli Avenue, Kirribilli. It immediately adjoins the eastern boundary of the St Aloysius Middle Campus.

My purpose in writing to you is to express concern over the limited consultation that has been conducted with Craiglea at this critical pre lodgement phase of the project and to formally request that you meet with representatives of the Craiglea Strata Committee so that they can express their concerns on the proposed development plans prior to the lodgement of the Environmental Impact Statement (EIS) with the NSW Department of Planning and Environment (NSW DPE). This letter details:

- Why it is essential that consultation be undertaken with Craiglea at this stage in the process; and
- A suggested consultation process that Craiglea residents would like The College to implement going forward.

1. Why further consultation is required with Craiglea?

I have reviewed the SSD documents that are available on the NSW DPE website that pertain to your application. The 'development description' stated on the SEARs indicates that the SSD Application is seeking not only Concept Plan Approval for the staged development of the Junior, Middle and Senior School Campuses but more importantly for Craiglea, **Development Approval for the 'refurbishment and expansion work and new infill development on the Middle School Campus'**.

It is evident from Table 4 at page 14 of the Willow Tree Planning SEARs Request that **the works to the Middle Campus are the most significant being proposed by the College** as they comprise:

- Refurbishment of the existing Great Hall, Chapel Administration and Leaning Facilities which involve the refurbishment of 6,500 sqm of floor area.
- A new infill building involving the addition of 2,900 sqm of floor area.
- Refurbishment of 3600 sqm of floor area in the other existing buildings.

While it is not stated in the Willow Tree Planning SEARs Request, Craiglea residents also understand that the Middle Campus works involve an extensive roof top playground and recreational facility.

Given the contextual relationship between Craiglea and the Middle School Campus the extent of the development works being proposed by the College are of great concern to my client.

I understand that the consultation process that has been conducted for this project involved a half day drop-in session on the 31st January 2018. Craiglea residents who attended the day were asked to complete a feedback form. Unfortunately, Craiglea residents were unable to complete this form on the day because they

did not have sufficient information to fully understand how the development would impact their amenity. It is correct to say that Craiglea residents left the drop-in day with more questions than answers concerning the development plans for the Middle School Campus.

In an attempt to correct this situation, the Strata Committee emailed the Project Consultation Coordinator on the 8th February 2018 (Refer Attachment A) requesting additional information and an onsite meeting with the project architect. Given my knowledge of and first-hand experience conducting community consultation in accordance with the NSW DPE Consultation Requirements for Major Projects this was not an unreasonable request. Craiglea is a directly adjoining neighbour with potential amenity impacts.

On the 12th February 2018 the Strata Committee received an email from the Project Consultation Coordinator (Refer Attachment B) advising that The College had completed its pre lodgement consultation process and that the next opportunity for consultation would be conducted by the NSW DPE when the Environmental Impact Statement was placed on public exhibition. The relevant extract from this email is reproduced below.

'After the DA has been submitted – and after the Department has had time to review the DA - the Department will directly contact property owners and other stakeholders as part of its statutory requirements. The consultation (or public exhibition period) will be held by the Department over a 30-day period (or 45 days if school holidays occur during exhibition). That is when you will be able to view the EIS and make submissions directly to the Department. All of the DA documentation is made publicly available on the Department's website.

The College's proposal, as presented to the community, is its Master Plan. It includes the concept plans for the three campuses, set over a 20-year period. Following the Department's determination of the DA, the College would progress as directed by the Department. That is, if approved, there would likely be a number of Consent Conditions to guide the development. Detailed planning would be required, including the location of building plant and the construction methodologies for the three sites.'

I note that the consultation requirements specified for this project in the SEARs state:

'During the preparation of the EIS, you must consult with the relevant local, state or Commonwealth Authorities, service providers, community groups and affected landowners....The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues.'

In my professional opinion, the consultation that has been undertaken with Craiglea to date does not satisfy the SEARs requirement for consultation. How can The College report on the issues that have been raised by Craiglea in the EIS if the development plans have not been explained to a sufficient level of detail to enable Craiglea residents to express their concerns? If Craiglea cannot express its concerns the development plans cannot be modified to respond to the pertinent issues.

2. Suggested Pre Lodgement Consultation Process with Craiglea

The purpose of undertaking pre lodgement consultation is to facilitate responsible and responsive design. For this to occur participants need to be given an adequate level of technical information and have development plans explained within the context of their own site. Without an adequate level of detail a stakeholder cannot make an informed contribution to the consultation process.

Accordingly, on behalf of Craiglea residents I request that:

1. A meeting be held as a matter of priority with yourself and representatives of the Craiglea Strata Committee so that they can express their immediate concerns over the proposed development.
2. An onsite meeting then be held with your project architect and specialist consultants prior to the finalisation of the design plans and lodgement of the EIS with the NSW DPE,
3. That the onsite meeting explain the development plans for the Middle Campus to a sufficient level of detail that enables Craiglea residents to understand the amenity impacts on their property having regard to the proposed operation and management of the Campus (post refurbishment), architectural

and landscape design, solar access and overshadowing, view impact, noise, privacy and overlooking impacts, heritage impact, lighting, structural integrity, traffic generation and parking, fire safety and construction.

It would be appreciated if you would liaise with the undersigned to organise a suitable date and time to meet with representatives of the Craiglea Strata Committee. Please contact the undersigned on telephone numbers 9964 9655 or 0438 233 022 or email belinda@urbanconcepts.net.au

I look forward to your favourable consideration of our request and to meeting with you at your earliest convenience.

Yours faithfully,



Belinda Barnett

Director, Urban Concepts

CC.

Mr Andrew Beattie, Major Projects Team, NSW DPE

Mr Joseph Hill, Director, City Strategy Division, North Sydney Council

Attached:

Attachment A Email to Jody Connor

Attachment B Email from Jody Connor

ATTACHMENT A

Tuesday, 6 March 2018 at 12:34:52 pm Australian Eastern Daylight Time

Subject: ST ALOY SIUS COLLEGE - PROPOSED DEVELOPMENT

Date: Thursday, 8 February 2018 at 8:54:46 pm Australian Eastern Daylight Time

From: Elaine Simpson

To: Jody Connor

CC: 'R&J Turchini', Jeremy de Constantin, John Archibald, 'Grant Copley', Antonella

Good Evening Jody,

Could you please confirm that St Aloysius are currently preparing the documentation that they need to lodge with the DPE to obtain the Secretary's Environmental Assessment Requirements (SEARS) for the State Significant Development Application. We are a little confused as to why it is so urgent for us to provide our feedback on the development at this early stage as we have not been given a satisfactory amount of technical information or detailed architectural plans to enable us to quantify and qualify the extent of impact on our properties. At this stage we (being all residents and property owners of Craiglea) remain very concerned about the potential loss of value and amenity to our properties.

Can you confirm whether you will be undertaking further consultation to progress the concept plans into final DA plans once the DPE has issued the SEARs for this project? It was our understanding that once you have the SEARs that you will prepare the Environmental Impact statement, undertake the required technical investigations and further consultation with the local community and the relevant state government agencies.

We would also like to understand what consultation has been undertaken to date with North Sydney Council both at officer level, with the elected representatives and the Council Precinct Committee.

It would be appreciated if you could clarify the planning process and the extent of consultation that you will be undertaking going forward with Craiglea residents. We would be very concerned for our preliminary briefing to be the only consultation being undertaken given the extent of work being proposed.

We have reviewed the 2015 and 2016 Annual Reports on the St Aloysius College website. These reports both state that St Aloysius College in 2016 appointed an architect to prepare a 20 year master plan to guide the future development of the campus. We seek clarification as to how the proposed alterations and additions fit into the 20 year master plan and we would like to view the masterplan to understand the further capital works that will be progressed by the school in the coming years for the entire school campus.

At the presentation it was indicated that the proposed alterations and additions would result in no increase in student numbers. In respect to student numbers, we would like to know of the 1200 students (the total number of students reported in the 2016 Annual report) how many are located on the middle school campus that adjoins Craiglea and we seek confirmation that the school would accept as a condition of development consent a condition that places a ceiling on the population of the middle school campus at its current level.

The headmaster at the briefing indicated that he is open to considering design modifications to the Concept Plan that we were presented. Craiglea residents, on the basis of what we have seen to date, advise that we cannot support the current concept plan. It has too many amenity implications for our properties. The design modifications that we would like the school to consider include (but not limited, as we need to view the requested technical information):

The setting back of the development from the Craiglea boundary and the creation of a deep soil landscaped setback that will support substantial plantings to soften the new building form along our common boundary and which will enable the existing tree on our property to exist in its current form. The creation of a green landscaped setback will also respect our communal open space which was part of the original Craiglea curtilage and gardens;

The stepping up of the development so that the greatest height and bulk of the new building form is positioned on the western boundary and away from the Craiglea boundary;

The redesign of the roof top recreation zone so that a substantial setback is provided from the Craiglea boundary. This would also mean that any protective glass cladding around the perimeter would also be setback so that the existing views that are enjoyed from the Craiglea apartments are retained unimpeded. The setback area should be treated with low lying vegetation to green the roof scape and ensure that there is no glare or heat transfer.

Whilst we appreciate the information sessions that we attended we feel that these sessions could only be regarded as introductory sessions to launch the project and should not be represented to the Consent Authority

Page 1 of 2

as consultation as we are still without the critical information that we require to fully understand how we will be impacted.

In this regard we request the following technical information which includes:

- Existing and proposed hourly overshadowing diagrams for June 22nd and the March Equinox;
- Photomontages from each of our properties and our communal open spaces to understand the view impact;
- Details of elevation treatments and sections with scaled dimensions and RL's for both the St Aloysius development and our own property;
- The Acoustic Impact Report;
- Operational details so that we can understand the intended use of the top floor recreation zone and the proposed hours of use;
- The Lighting Plan for the recreation zone and the new works;
- A Plan detailing the location of all roof mounted plants, particularly air-conditioning units relative to our site;
- The materials and finishes schedule both for elevation wall treatments and the roof recreation zone so that we can assess potential for glare and additional heat transfer;
- A Heritage Impact report that properly assesses the impact of the proposed works on Craiglea;
- Confirmation that all works can be constructed from within the school site without access to our site being required;
- Confirmation that dilapidation reports will be undertaken for all properties within Craiglea if consent is granted and prior to work commencing;
- The statutory planning controls that are being relied upon to guide the design response.

It would also be appreciated if you could provide your minutes of the briefing sessions that we attended and clarify how you intend to report on the discussions that have been held to date in your consultation outcomes report.

We look forward to receiving your response at your earliest convenience.

We will forward to you the completed feedback form shortly, but in the interim we need to further understand the consultation process that you intend to follow. Maybe there is a Consultation Plan that you could provide to us that would set this out relative to the statutory planning process that you will be following.

Your assistance is greatly appreciated and we look forward to working with you to ensure that the St Aloysius development achieves a sympathetic and responsive development outcome that both the school community and local residents can be proud of.

Please do not hesitate to contact me if you seek clarification of any of the matters raised.

My Kind Regards

Elaine

Elaine S. Simpson
0418 161717

ATTACHMENT B

Tuesday, 6 March 2018 at 12:35:18 pm Australian Eastern Daylight Time

Subject: RE: ST ALOYSIUS' COLLEGE - PROPOSED DEVELOPMENT
Date: Monday, 12 February 2018 at 9:47:01 am Australian Eastern Daylight Time
From: Jody Connor
To: Elaine Simpson
CC: 'R&J Turchini', 'Jeremy de Constantin', 'John Archibald', 'Grant Copley', 'Antonella',
planmagis@staloyusius.nsw.edu.au
Priority: High

Dear Elaine,

Thank you for your email, which I understand is on behalf of the owners and residents of Craiglea. I thought I should start my response by clarifying the status of the proposal.

I have attached a timeline of the project, which was displayed at the community information sessions. The timeline has also been available on the College's website and was reiterated at the Craiglea Briefing on 31 January, 2018. The College has obtained the Secretary's Environmental Assessment Requirements (SEARs), which were part of step 1 in the diagram attached.

The SEARs list an extensive range of requirements. The College will respond to the requirements through an Environmental Impact Statement, which will form part of its Development Application (DA). You can find the requirements for consultation on page 8 of the SEARs. The College has undertaken the consultation requirements of the SEARs, the outcomes of which will be documented in the EIS.

As advised at the Craiglea Briefing on 31 January, the DA is intended to be lodged with the Department in March 2018. The College has undertaken to advise Craiglea owners and residents, via John Archibald and the Strata Manager, when the DA submission occurs.

After the DA has been submitted – and after the Department has had time to review the DA - the Department will directly contact property owners and other stakeholders as part of its statutory requirements. The consultation (or public exhibition period) will be held by the Department over a 30-day period (or 45 days if school holidays occur during exhibition). That is when you will be able to view the EIS and make submissions directly to the Department. All of the DA documentation is made publicly available on the Department's website.

The College's proposal, as presented to the community, is its Master Plan. It includes the concept plans for the three campuses, set over a 20-year period. Following the Department's determination of the DA, the College would progress as directed by the Department. That is, if approved, there would likely be a number of Consent Conditions to guide the development. Detailed planning would be required, including the location of building plant and the construction methodologies for the three sites.

I trust this email has clarified the proposal's status, outlined the process for viewing the DA documentation, and provided guidance on how to make submissions directly to the Department during the DA's exhibition.

The College has been consulting with stakeholders and the community in order to make the concept plans ready for inclusion in its DA. Your feedback has been a valuable way for the College to understand the concerns of Craiglea residents and adjust the concept plans, where appropriate.

I will be in touch when the DA has been submitted. Please don't hesitate to contact me if you need anything further.

Kind regards,
Jody Connor

Page 1 of 4

Community Engagement

0418 600374

From: Jody Connor [mailto:connect@jodyconnor.com.au]
Sent: Friday, 9 February 2018 5:26 PM
To: 'Elaine Simpson' <esimpson@steningsimpson.com.au>
Cc: 'R&J Turchini' <ricknjan1@bigpond.com>; 'Jeremy de Constantin' <jdc@deconstantin.com.au>; 'John Archibald' <jharchibald@optusnet.com.au>; 'Grant Copley' <grant.copley@bigpond.com>; 'Antonella' <adp@deconstantin.com.au>
Subject: RE: ST ALOY SIUS COLLEGE - PROPOSED DEVELOPMENT

Dear Elaine,

I just wanted to confirm my receipt of your email. I am in discussion with the College to seek a response.

I will be in touch again soon.

Kind regards,
Jody

APPENDIX 9 – Formal Response to Urban Concepts



ST ALOYSIUS' COLLEGE

A Jesuit School for Boys • Founded 1879

12 March 2018

Ms Belinda Barnett
Director
Urban Concepts
Suite 1A, Gunshot Alley
Suakin Drive, Georges Head
MOSMAN NSW 2088

Dear Ms Barnett

Thank you for your letter dated 8 March 2018 on behalf of the residents of *Craiglea*, 88 Kirribilli Avenue.

The College has prepared a Master Plan (entitled *Plan Magis*) that seeks to improve our facilities and work towards a new era in the education of our boys. We aim to revitalise the Wyalla, Upper Pitt Street and Junior Schools campuses in stages to better utilise our building footprint, and reinvigorate our classrooms, libraries, cultural facilities and recreation precincts.

We are proud of our long-term residency in Kirribilli and consider ourselves respectful neighbours. We instil this principle within our boys and respond to contact from our neighbours swiftly and meaningfully.

To provide clarification, please find below an overview of our community engagement activities and a summary of our interactions with *Craiglea* about the proposal.

- A letterbox-drop and door-knock were carried out in November 2017 to notify neighbours about the proposal and invite them to community information sessions. An advertisement was placed in the *Mosman Daily* to promote the sessions and information was placed on our website, with a project telephone line and email address circulated throughout the community.
- Two community drop-in sessions were held on 15 and 18 November 2017, for neighbours to view the proposed development and ask questions of representatives of the design team. Members of our team included myself, other members of the College Executive and College Board, our architects, planners, project manager and community engagement specialist.

During the drop-ins, I met residents from *Craiglea* and committed to providing information to *Craiglea* residents and owners. As you can understand, I am very keen to engage our nearest neighbours about the concept plans and make sure residents and owners have access to information at all times through the project.





- At the drop-in held on Saturday, 18 November, the team had been approached by a member of *Craiglea's* Executive Committee and were invited to speak at the upcoming Executive Committee meeting, which was anticipated to be held on the evening of Monday, 20 November. I instructed our architect and engagement specialist to attend the meeting, who were in contact with *Craiglea* representatives by telephone and email.

The team was advised on Monday, 20 November that the Executive Committee meeting had been cancelled and our presence was no longer required. We were provided with a contact point for the Executive Committee and continued to request a meeting so we could brief the Committee specifically, and in person.

- *Craiglea's* Executive Committee advised the project team via email on 27 November that it had held an informal meeting on the weekend of 25-26 November, which resulted in five requests:
 1. An architect prepared elevation showing how the completed proposed extension will look when viewed from within the grounds of *Craiglea*;
 2. Shadow diagrams showing the effect on the *Craiglea* property at various times during the day, throughout the year;
 3. Request that the College consider a governing “stepped” development. That is to say, lower at the *Craiglea* boundary and stepping up towards your western boundary;
 4. Professional projections of the noise levels (decibel projections) from the proposed re-location of the playground area. The Executive Committee indicated that they were interested as to how noise levels will affect the *Craiglea* property, especially at the times covering the students morning and lunchtime breaks.
 5. Request that the College consider cladding or similar to the external walls.
- Following these requests, our Project Manager made direct contact with the Executive Committee to request access to the property in order to investigate requests 1, 2 and 4 listed above.

On 13 December, our engagement specialist wrote to the Committee to thank them for providing property access and to request a meeting in January 2018, following the completion of the investigations so the project team could provide a face-to-face update.

- A response to the Committee in relation to request 3 about a built form stepping back from the *Craiglea* boundary was also included in the 13 December email. We advised the committee that this was considered in early concept studies and was based on the minimum statutory setback as a starting point. The College asked the design team to consider increasing the setback, in respect of neighbours, and investigate a vertical façade so that a landscaped courtyard could be created at lower ground level between the building and the existing sandstone boundary wall.
- An additional Information Session for residents and owners of *Craiglea* was held on the evening of 31 January 2018. The project team (including myself) presented an overview of the proposal and the results of the investigations. The session included a site viewing, where attendees could ask questions of the project team from the roof of the College. Attendees of the session were asked to consider providing feedback, via a feedback form distributed at the session, or via email or letter during the following week.
- One of the issues raised at the session involved the request to protect a large tree on *Craiglea*. I instructed the team to engage an arborist to provide a detailed report about the health of the tree and any possible vulnerabilities the proposal may cause upon the tree. This report will be included in the *Environmental Impact Statement*.



Ms Barnett, given the engagements listed above, I am confident that the College has met the consultation requirements of the Department of Planning and Environment Secretary's Environmental Assessment Requirements. The outcomes of that consultation will be documented in the *Environmental Impact Statement*.

As advised at the *Craiglea* Briefing on 31 January, the development application is intended to be lodged with the Department in March 2018. The College has committed to advise *Craiglea* owners and residents, via John Archibald and the Strata Manager, when that submission occurs.

When the Department of Planning and Environment places the development application on public exhibition, I will arrange an additional briefing of *Craiglea* owners, residents and Executive Committee to present the *Environmental Impact Statement* and make the project team available to answer questions.

We will continue to engage with the community and remain a College that values deeply our relationship with our neighbours.

Please do not hesitate to contact my office via telephone 9936 5530 should you wish to further discuss.

Yours sincerely,

MARK TANNOCK
Principal