



Environmental Impact Statement

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

29 Burton Street, Kirribilli

1-5 Jeffreys Street, Kirribilli

47 Upper Pitt Street, Kirribilli

Prepared for St Aloysius' College

Prepared by Willowtree Planning Pty Ltd



Document Control Table – Environmental Impact Statement

Document Reference:	St Aloysius' College – Environmental Impact Statement		
Date	Version	Author	Checked By
31 August 2017	1	A Smith	T Cook
November 2017	2	A Smith	C Wilson
February 2018	3	A Smith	C Wilson
March 2018	4	A Smith	St Aloysius' College
March 2018	5	A Smith	DoPE
April 2018	SSDA 8669	A Smith	DoPE
September 2018	Addendum	A Smith	C Wilson

© 2018 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning Pty Ltd.

CLAUSE 78A(8A) CERTIFICATE

Declaration Form

Submission of Environmental Impact Statement (EIS)
prepared under the *Environmental Planning and Assessment Act 1979*
Clause 78A(8A)

EIS Prepared By

Name

Ashleigh Smith

Qualifications

BA (Hons) MPIA

Address

Suite 7, Level 7, 100 Walker St
North Sydney NSW 2060

In Respect Of

State Significant Development – Development Application

Development Application

Applicant Name

St Aloysius' College

Address

47 Upper Pitt Street, Kirribilli

Land to be Developed

29 Burton Street, Kirribilli
▪ Lot 1 in Deposited Plan 830667
1-5 Jeffreys Street, Kirribilli
▪ Lot 101 in Deposited Plan 1108496
47 Upper Pitt Street, Kirribilli
▪ Lot 10 in Deposited Plan 880841

EIS

An Environmental Impact Statement (EIS) is attached.

Certificate

I certify that I have prepared the contents of this EIS and to the best of my knowledge:

- it is in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*,
- contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and
- that the information contained in the statement is neither false nor misleading.

Signature



Name

Ashleigh Smith

Qualification

BA Hons (MPIA)

Date

March, 2018

EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning), to accompany State Significant Development (SSDA) 8669 for the Concept Approval and subsequent built form approval of St Aloysius' College. The EIS has been prepared on behalf St Aloysius' College (the applicant) and has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARS) dated 28 August 2017, and modified on 22 November 2017.

St Aloysius' Master Plan defines a clear direction for the next two (2) decades of St Aloysius' College educational mission. It ensures the facilities are consistent with its identity as a Catholic, Jesuit school seeking to form virtuous young men who hold a faith that does justice. St Aloysius' College facilities should be of a quality standard and educationally-relevant, functional, aesthetically pleasing and generated as a direct response to honouring Jesuit educational traditions and the contemporary needs of school-aged male learners.

Pursuant to Section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979), the proposed application is a Staged Development which seeking the following:

- **Stage 1:** Master Plan and Concept Approval for St Aloysius' College including the three (3) existing campuses which form the Junior Campus, Senior Campus and Main Campus, Kirribilli; and detailed built form approval for the Senior Campus and Main Campus.
- **Stage 2:** Detailed built form approval for the Junior School will be sought under a future development application submitted to the relevant consent authority.

The proposal satisfies the definition of State Significant Development pursuant to Clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* as the Capital Investment Value (CIV) exceeds \$20 million.

St Aloysius' College (the College), in collaboration with PMDL Architecture & Design, have developed a masterplan for the future physical development of their campuses, with the primary focus on teaching and learning, with the overriding ambition of supporting and developing the St Aloysius' College Community. The Masterplan provides an overall framework for development over the next two (2) decades, building both on existing opportunities whilst looking to the future and anticipating change.

In order to maintain a learning environment for current and future generations of students, it is essential that the College engages in strategic and staged development and upgrading of its facilities. This process will be cognisant of the College's history and culture while adapting its physical site to changing understandings about the essential enterprise of teaching and learning in an Australian school.

The College Master Plan will recognise the College is an inner-city school, because of its location, must be resourceful and hospitable to its physical surrounds and to its neighbours. As a community, the College are grateful to be located next to the 'finest harbour in the world' and in the shadow of the Sydney Harbour Bridge.

The St Aloysius' Concept Master Plan and Built Form Approval does not envisage any significant growth in student and staff numbers, other than that which would ordinarily be attributed to natural growth for Educational Establishments.

St Aloysius' Junior School (Junior Campus) is located at **29 Burton Street, Kirribilli** and legally described as Lot 1 in Deposited Plan 830667. The subject site is zoned SP2 Infrastructure – Educational Establishment pursuant to *North Sydney Local Environmental Plan 2013* (NSLEP 2013) and occupies an area of approximately 4,335m². The proposed development at the Junior Campus includes the construction of a multi-purpose sporting facility and associated undercroft area. In addition, the proposal includes an extension of the main building via the construction of an additional storey to the west of the site.

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

St Aloysius' Senior School (Senior Campus) is located at **1-5 Jeffreys Street, Kirribilli** and legally described as Lot 101 in Deposited Plan 1108496. The subject site is zoned SP2 Infrastructure – Educational Establishment and R2 Low Density Development pursuant to NSLEP 2013. The site occupies an area of approximately 3,421m². The proposed development at the Senior Campus includes internal refurbishment and extension of the existing learning rooms, lecture theatre, common room and ancillary staff and student facilities in the 'Wyalla' building.

St Aloysius' Middle School (Main Campus) is located at **47 Upper Pitt Street, Kirribilli** and legally described as Lot 10 in Deposited Plan 880841. The subject site is zoned SP2 Infrastructure – Educational Establishment pursuant to NSLEP 2013 and occupies an area of approximately 4,054m². The proposed development at the Main Campus also includes major refurbishment of the lobby, Great Hall and Chapel. The lobby is to be connected from the forum to a new multi-storey building to be constructed in the central courtyard of the site, with a rooftop terrace, providing passive and active recreation details for the students.

Details of the project are described below:

Concept Master Plan

A Concept Proposal has been prepared for St Aloysius' College to guide its future redevelopment and is intended to provide a statutory framework for the long-term planning of the College. The proposal seeks consent for building envelopes and built form design controls, open space and pedestrian and circulation spaces. Future detailed built form will be subject of future Development Applications, and will continue to be consistent with the subject SSD Concept Master Plan.

The Concept Master Plan will be delivered across two (2) stages, as outlined below:

Stage 1:

- Concept approval is sought for the building envelopes allowing alterations and additions and new development across the Junior, Senior and Main Campus;
- Detailed built form approval is sought for Main and Senior Campus. For these two (2) campuses the delivery will be conducted across two (2) clear construction phases as summarised below:
 - **Senior Campus:** Single storey, ground floor addition to the heritage building fronting Robertson Lane, as well as internal refurbishment and upgrades of teaching and learning facilities.
 - **Main Campus:** Demolition and rebuild of the existing four (4) storey North-East Wing fronting Upper Pitt Street, construction of new infill building in the existing quadrangle, and associated refurbishment of north-wing, south-wing, Great Hall and Chapel.

Stage 2:

Detailed built approval for the Junior Campus will occur as part of a future Development Application and does not form part of this submission.

The Concept Master Plan accommodates a broad range of educational related uses. These land uses are generic to schools and colleges across Australia. All uses are directly associated with the operations of the College. The proposed Concept Master Plan, prepared by PMDL Architecture & Design identifies the proposed building envelopes within which the built form will occur.

Separate and specific future development applications which will detail how future buildings will contextually fit within the approved building envelopes of the Junior Campus will be prepared and submitted to the relevant consent authority.

Detail Proposed for Stage 1 development

Upper Pitt Street – Main Campus

- Demolition of existing North-East Wing;
- Re-Construction of new north-east wing, purpose-built education building;
- Construction of infill building over existing quadrangle, and outdoor learning/passive recreation area at roof level;
- Create an inclusive, supportive and secure environment;
- Associated landscaping improvements;
- New services infrastructure; and
- Associated upgrades to the Great Hall and Forum.

Wyalla Senior Campus

- Single storey addition to the heritage building fronting Robertson Land;
- Internal Refurbishments and Upgrades of teaching and learning spaces to create improved contemporary learning environments.

Future separate development applications will be lodged for the detailed design and construction for the other stages of the Concept Approval Master Plan, relating to the Junior Campus.

Community Consultation

Comprehensive community consultation has been carried out as part of the Concept Master Plan and built form detailed design. A number of information sessions were held with key stakeholders including local residents, state authorities, and members of the College, to inform and discuss the proposed development.

The key findings and discussions from the scheduled consultation sessions are discussed in further detail in **Part I** of this report and **Appendix 29**.

Assessment and Conclusion

The implementation of the Concept Master Plan is instrumental in ensuring St Aloysius' College can continue to deliver its world-class teaching programmes and to continue to attract exceptional teaching staff.

The likely impacts of the proposal have been examined in depth and demonstrate the potential environmental impacts of the proposed development can be suitably managed. The proposed building envelopes have been holistically planned to achieve compatibility between both the new and existing buildings. This analysis has also enabled detailed consideration of the surrounding context, particularly neighbouring residential areas.

The proposal is considered appropriate for the location and should be supported by the Minister for the following reasons:

- It has been prepared in regard to the relevant planning legislation and the proposed works are considered permissible with consent;
- The proposal has been prepared in regard to the relevant State and Regional Planning Policies and Strategies, and demonstrates consistency and compliance with the objectives of the identified strategic documents;
- It has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the planning controls for the Site including the NSLEP 2013 and *North Sydney Development Control Plan 2013* (NSDCP 2013);

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

- The proposal is suitable for the Site as evidenced by the Site analysis and various Site investigations, including visual impact assessment, tree assessment and heritage;
- The proposal does not have any unacceptable, long term, off-site impacts on adjoining or surrounding properties or the public domain, in terms of traffic, social and environmental impacts; and
- Community consultation has been completed in accordance with the Department of Planning & Environment Consultation Guidelines.

In summary, the Staged Development is supportable from a technical viewpoint and satisfies relevant Government policies. It provides significant benefits for a wide range of stakeholders and is in the general public interest. Further, the proposed development has addressed the individual matters listed in the SEARs and are supported and justified through accompanying technical studies.

As such, the development warrants the support of the Minister and we therefore recommend that approval be granted to Concept Master Plan of the overall College and proposed Stage 1 works for the Senior Campus and Main Campus at St Aloysius' College.

TABLE OF CONTENTS

GLOSSARY OF TERMS	11
PART A PRELIMINARY	1
1.1 INTRODUCTION	1
1.2 PROJECT TEAM	1
1.3 THE PROPONENT.....	2
1.4 APPROVALS PATHWAY	3
PART B SITE ANALYSIS	18
2.1 SITE LOCATION AND EXISTING SITE CHARACTERISTICS	18
2.2 SCHOOL HISTORY	20
2.3 SITE LOCATION & EXISTING CHARACTERISTICS	20
2.4 LAND OWNERSHIP.....	26
2.5 EXISTING USE & POPULATION.....	27
2.6 OTHER USES OF THE COLLEGE	27
2.7 VEGETATION AND LANDSCAPING.....	28
2.8 SERVICES	28
2.9 SITE SUITABILITY	28
PART C PROPOSAL OVERVIEW – ST ALOYSIUS' COLLEGE PLAN MAGIS	29
3.1 PURPOSE AND OBJECTIVES.....	29
3.2 OPPORTUNITIES AND CONSTRAINTS	29
3.3 URBAN DESIGN AND ARCHITECTURAL PRINCIPLES	30
PART D CONCEPT PROPOSAL (ALL 3 CAMPUSES)	32
4.1 PROPOSED CONCEPT MASTERPLAN.....	32
4.2 LAND USE.....	33
4.3 DESCRIPTION OF THE PROPOSAL	33
4.4 DEVELOPMENT STAGING.....	33
4.5 PROPOSED BUILDING ENVELOPES	36
4.6 TREE REMOVAL AND LANDSCAPING	40
4.7 ACCESS AND PARKING	41
4.8 INFRASTRUCTURE	41
4.9 SUSTAINABILITY	41
4.10 CONSIDERATION OF ALTERNATIVES	42
PART E DETAILED PROPOSAL BUILT FORM – SENIOR SCHOOL	43
5.1 OVERVIEW.....	43
5.2 NUMERIC OVERVIEW	43
5.3 BUILDING PURPOSE	43
5.4 STUDENTS AND STAFF.....	43
5.5 BUILDING FORM.....	43
5.6 HOURS OF OPERATION	44
5.7 PEDESTRIAN ACCESS.....	45
5.8 VEHICULAR ACCESS.....	45
5.9 PARKING	45
5.10 LANDSCAPING AND PUBLIC DOMAIN	45
5.11 DRAINAGE AND STORMWATER MANAGEMENT	45
5.12 UTILITY SERVICES.....	45
5.13 WASTE MANAGEMENT	46
5.14 STRUCTURAL ENGINEERING.....	46
5.15 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT	46
PART F DETAILED PROPOSAL BUILT FORM -MAIN CAMPUS	48
6.1 OVERVIEW.....	48
6.2 NUMERIC OVERVIEW	48
6.3 SITE PREPARATION WORKS	48
6.4 BUILDING PURPOSE	49
6.5 STUDENTS AND STAFF.....	50
6.6 BUILDING FORM.....	50

6.7	BUILDING HEIGHT.....	53
6.8	FACADES.....	54
6.9	HOURS OF OPERATION.....	54
6.10	PEDESTRIAN ACCESS.....	54
6.11	VEHICULAR ACCESS.....	55
6.12	PARKING.....	55
6.13	LANDSCAPING AND PUBLIC DOMAIN.....	55
6.14	DRAINAGE AND STORMWATER MANAGEMENT.....	58
6.15	UTILITY SERVICES.....	59
6.16	OPERATIONAL WASTE MANAGEMENT.....	60
6.17	STRUCTURAL ENGINEERING.....	60
6.18	ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT.....	61
PART G	PLANNING LEGISLATION.....	62
7.1	ENVIRONMENTAL PLANNING LEGISLATION ASSESSMENT.....	62
7.2	NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013.....	72
7.3	NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013.....	77
7.4	CONTRIBUTIONS.....	77
PART H	KEY ASSESSMENT ISSUES.....	78
8.1	OVERVIEW.....	78
8.2	BUILT FORM AND URBAN DESIGN.....	78
8.3	ENVIRONMENTAL AMENITY.....	79
8.4	STAGING.....	83
8.5	OPERATIONAL NOISE IMPACTS.....	83
8.6	ECOLOGICAL SUSTAINABLE DEVELOPMENT.....	86
8.7	HERITAGE.....	87
8.8	ARCHAEOLOGY.....	89
8.9	INFRASTRUCTURE.....	90
8.10	CONTAMINATION.....	91
8.11	CONSTRUCTION IMPACT.....	91
8.12	OTHER ASSESSMENT ISSUES.....	92
8.13	SAFETY AND SECURITY.....	94
PART I	CONSULTATION.....	96
9.1	NORTH SYDNEY COUNCIL.....	96
9.2	ROADS AND MARITIME SERVICES (RMS).....	96
9.3	SERVICE PROVIDERS.....	97
9.4	LOCAL COMMUNITY.....	97
9.5	DESIGN CHANGES.....	98
PART J	ENVIRONMENTAL RISK ASSESSMENT.....	99
PART K	MANAGEMENT AND MITIGATION MEASURES.....	100
PART L	PROJECT JUSTIFICATION.....	104
PART M	CONCLUSION.....	105

APPENDICES

APPENDIX 1	<i>SEARs</i>
APPENDIX 2	<i>Quantity Surveyors Report – Concept Master Plan</i>
APPENDIX 3	<i>Quantity Surveyors Report – Built Form Approval</i>
APPENDIX 4	<i>Survey – Junior Campus</i>
APPENDIX 5	<i>Survey – Senior Campus and Main Campus</i>
APPENDIX 6	<i>Junior Campus Architectural Drawings</i>
APPENDIX 7	<i>Senior Campus Architectural Drawings</i>
APPENDIX 8	<i>Main Campus Architectural Drawings</i>
APPENDIX 9	<i>Architectural Design Statement</i>
APPENDIX 10	<i>Visual Impact Assessment</i>
APPENDIX 11	<i>Solar Analysis</i>
APPENDIX 12	<i>Landscape Master Plan</i>

APPENDIX 13	<i>Traffic Impact Assessment</i>
APPENDIX 14	<i>Preliminary Construction Management Plan</i>
APPENDIX 15	<i>Noise Impact Assessment</i>
APPENDIX 16	<i>Junior Campus Heritage Impact Assessment</i>
APPENDIX 17	<i>Senior Campus Heritage Impact Assessment</i>
APPENDIX 18	<i>Main Campus Heritage Impact Assessment</i>
APPENDIX 19	<i>Archaeological Impact Assessment</i>
APPENDIX 20	<i>Junior Campus Stormwater Management Report</i>
APPENDIX 21	<i>Senior Campus Stormwater Management Report</i>
APPENDIX 22	<i>Main Campus Stormwater Management Report</i>
APPENDIX 23	<i>Geotechnical Interpretive Report</i>
APPENDIX 24	<i>Structural Design Statement</i>
APPENDIX 25	<i>Infrastructure Management Plan</i>
APPENDIX 26	<i>Ecologically Sustainable Development</i>
APPENDIX 27	<i>Quantitative Wind Assessment</i>
APPENDIX 28	<i>Operational Plan of Management</i>
APPENDIX 29	<i>Community Consultation Report</i>
APPENDIX 30	<i>Junior Campus BCA Report</i>
APPENDIX 31	<i>Senior Campus BCA Report</i>
APPENDIX 32	<i>Main Campus BCA Report</i>
APPENDIX 33	<i>Junior Campus Fire Engineering Statement</i>
APPENDIX 34	<i>Senior Campus Fire Engineering Statement</i>
APPENDIX 35	<i>Main Campus Fire Engineering Statement</i>
APPENDIX 36	<i>Master Plan Access Design Assessment Report</i>
APPENDIX 37	<i>Junior Campus Development Control Plan Assessment</i>
APPENDIX 38	<i>Senior Campus Development Control Plan Assessment</i>
APPENDIX 39	<i>Main Campus Development Control Plan Assessment</i>
APPENDIX 40	<i>Clause 4.6 – Building Height Senior Campus</i>
APPENDIX 41	<i>Clause 4.6 – Building Height Junior Campus</i>
APPENDIX 42	<i>Arborist Report</i>
APPENDIX 43	<i>Environmental Risk Assessment</i>
APPENDIX 44	<i>Waste Management Plan</i>

FIGURES

Figure 1 <i>Local Context (Source: SIX Maps, 2017)</i>	18
Figure 2 <i>Regional Context Map (Source: SIX Maps, 2017)</i>	19
Figure 3 <i>Aerial of St Aloysius' College Campuses</i>	21
Figure 4 <i>Junior Campus, 29 Burton Street, Kirribilli (Source: SIX Maps, 2017)</i>	22
Figure 5 <i>Aerial of Junior Campus, 29 Burton Street, Kirribilli (Source: SIX Maps, 2017)</i>	23
Figure 6 <i>Senior Campus, 1-5 Jeffreys Street, Kirribilli (Source: SIX Maps, 2017)</i>	24
Figure 7 <i>Senior Campus. 1-5 Jeffreys Street, Kirribilli (Source: SIX Maps, 2017)</i>	25
Figure 8 <i>Main Campus, 47 Upper Pitt Street, Kirribilli (Source: SIX Maps, 2017)</i>	26
Figure 9 <i>Main Campus, 47 Upper Pitt Street, Kirribilli (Source: SIX Maps, 2017)</i>	26
Figure 10 <i>Concept Plan, Junior Campus (Source: PMDL Architecture & Design, 2018)</i>	37
Figure 11 <i>Section of Proposed Building Work's on Junior Campus (Source: PMDL Architecture & Design, 2018)</i>	37
Figure 12 <i>Concept Plan – Wyalla, Senior Campus (Source: PMDL Architecture & Design, 2018)</i>	38
Figure 13 <i>Concept Plan, Main Campus, 47 Upper Pitt Street (Source: PMDL Architecture & Design, 2018)</i>	40
Figure 14 <i>Proposed Single Floor Extension, Senior Campus (Source: PMDL Architecture & Design, 2018)</i>	44
Figure 15 <i>Level 1 Alterations and Additions, Senior Campus (Source: PMDL Architecture & Design, 2018)</i>	44
Figure 16 <i>Upper Pitt Street Elevation (Source: PMDL Architecture & Design, 2018)</i>	49
Figure 17 <i>Proposed Development viewed from the East (Source: PMDL Architecture & Design, 2018)</i> 50	

Figure 18 | *Main Campus, Elevated View from South-East Corner (Source: PMDL Architecture & Design, 2018)*..... 53

Figure 19 | *Visual Impact Assessment, demonstrating existing and proposed (respectively) taken from Level 27, 48 Upper Pitt Street (Source: RobertsDay, 2018)*..... 53

Figure 20 | *Eastern Elevation of Proposed Infill Building (Source: PMDL Architecture & Design, 2018)*.. 54

Figure 21 | *Proposed Western Elevation (Source: Arcadia, 2018)*..... 55

Figure 22 | *Proposed Landscape Plan of Eastern Landscape Zone (Source: Arcadia, 2018)*..... 56

Figure 23 | *Proposed Rooftop Terrace (Source: Arcadia, 2018)*..... 58

Figure 24 | *Affected Residential Receivers surrounding the Main Campus (Source: SLR, 2018)*..... 84

Figure 25 | *Ambient Noise Logger Locations (Source: SLR, 2018)*..... 85

Figure 26 | *Risk Assessment Matrix*..... 99

GLOSSARY OF TERMS

TERM	MEANING
AUD	Australian Dollars
Council	North Sydney Council
SEARs	Secretary's Environmental Assessment Requirements issued 24 June 2015
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (as amended)
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Willowtree Planning	Willowtree Planning Pty Ltd
Metro Strategy	<i>A Plan for Growing Sydney</i>
NSW 2021	<i>NSW 2021: A Plan to Make NSW Number One</i>
OEH	NSW Office of Environment and Heritage
SEPP	State Environmental Planning Policy
Sqm or m²	Square metres
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
Concept Master Plan	Proposed Concept Master Plan
The College	St Aloysius' College
Junior Campus	29 Burton Street, Kirribilli
Senior Campus	1-5 Jeffreys Street, Kirribilli
Main Campus	47 Upper Pitt Street, Kirribilli

PART A PRELIMINARY

1.1 INTRODUCTION

This Environmental Impact Statement (EIS) is submitted to the Department of Planning and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSD). This EIS has been prepared by Willowtree Planning on behalf of St Aloysius' College (the College) and is submitted to the Department of Planning and Environment in response to the Secretary's Environmental Assessment Requirements (SEARs) issued 28 August 2017 and as modified on 22 November 2017 (**Appendix 1**).

The proposed State Significant Development (SSD) is in relation to a proposed staged Concept Master Plan (**Appendix 6, Appendix 7 and Appendix 8**) across the College to guide strategic planning and development over the next 20 years. In addition to the proposed conceptual approval for each Stage of the Master Plan, this SSD also seeks development consent for detailed Built Form Approval for the Main Campus, 47 Upper Pitt Street and the Senior Campus, 1-5 Jeffreys Street (**Appendix 7 and Appendix 8** respectively).

Development for an Educational Establishment with a capital investment value of more than \$20 million is identified in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD 2011) and is therefore declared to be SSD for the purposes of the EP&A Act. Clause 15 and Schedule 1 of SEPP SRD 2011, identifies classes of development which are SSD, which includes the following:

Education Establishments - Development for the purpose of Educational Establishments (including associated facilities) that has a capital investment value of more than \$20m.

The College is currently owned by the Trustees of the Jesuit Father, and is operated by St Aloysius' College, and will continue to operate as an Educational Establishment. As discussed throughout this EIS, the proposal seeks to establish an innovative operation that will benefit both the College and local community.

This EIS depicts the College and proposed development, provides relevant background information, responds to the SEARs and assesses the proposed development in terms of the relevant matters set out in relevant Legislation, Environmental Planning Instruments and Planning Policies.

The structure of the EIS is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposal Overview – St Aloysius' College Plan Magis
- **Part D** Concept Proposal (All Three (3) Campuses)
- **Part E** Detailed Proposal Built Form – Senior Campus
- **Part F** Detailed Proposal Built Form – Main Campus
- **Part G** Planning Legislation
- **Part H** Key Assessment Issues
- **Part I** Consultation
- **Part J** Environmental Risk Assessment
- **Part K** Management and Mitigation Measures
- **Part L** Project Justification
- **Part M** Conclusion

1.2 PROJECT TEAM

The preparation of the EIS has entailed a comprehensive project team. The EIS is accompanied by a comprehensive suite of supporting documentation provided by the relevant expert.

The Project Team involved in the preparation of this application are outlined in **Table 1** below.

Table 1 Project Team			
Discipline	Consultant	Technical Input	Appendix
Project Managers	Bloompark		-
Town Planning	Willowtree Planning	EIS	-
Quantity Surveyor	WTP	QS Report	2 and 3
Surveyor	LTS Lockley and RPS	Survey Plans	4 and 5
Architect	PMDL Architecture & Design	Architectural Package and Design Statement	6, 7, 8, and 9
Urban Designer	Roberts Day	Visual Impact Assessment	10
Landscape Architect	Arcadia	Landscape Package	12
Structural and Civil Engineer	Wood & Grieves	Structural Report	24
Traffic	Positive Traffic	Traffic Impact Assessment	13
ESD	Umow Lai	ESD Report	26
Services and Utilities	Umow Lai	Infrastructure Management Plan	25
Construction Managers	TBH	Preliminary Construction Management Plan	14
Operations Management	St Aloysius' College/ Willowtree Planning	Operational Management Plan	28
Civil Engineers	Wood & Grieves	Stormwater Report	20, 21 and 22
Acoustic	SLR	Noise Impact Assessment	15
Wind Consultant	SLR	Quantitative Wind Assessment	27
Heritage Consultant	NBRS Architecture Heritage	Heritage Impact Assessment	16, 17 and 18
Archaeologist	Casey & Lowe	Archaeological Report	19
BCA	Design Confidence	BCA Report	30, 31 and 32
Access	Design Confidence	Access Report	36
Geotechnical	Wood & Grieves	Geotechnical Interpretive Report	23
Community Consultation	Willowtree Planning	Community Consultation Report	29
Fire Engineering	ARUP	Fire Engineering Statement	33, 34 and 35
Arborist	AborSite	Arborist Report	42

1.3 THE PROPONENT

The proponent is St Aloysius' College Refer to **Table 2** for contact details.

Table 2: Proponent Details

Contact Name	Mark Tannock
Position	Principal
Trust Details	The owner of the College is "The Trustees of the Jesuit Fathers". The proprietor of the College is St Aloysius' College Ltd.
	St Aloysius' College 47 Upper Pitt Street Kirribilli

The SSD as described is a key component of the College's long term strategic aspirations for the Junior, Senior and Main campus. The primary objective is to improve the quality of the facilities currently provided across the College. The proposed development will play an important part in ensuring the College continues to be a leading education institution. Overall, the proposed development is a direct response to the recognised need for the College to upgrade its facilities to respond to increased competition, the emergence of innovative technology and to ultimately provide quality facilities for both staff and students.

1.4 APPROVALS PATHWAY

Schedule 1 of SEPP SRD identifies development which is deemed to be State Significant Development. Clause 15 identifies that development for the purpose of educational establishments (including) associated research facilities) that have a capital investment value (CIV) of more than \$20 million is deemed to be State Significant Development.

As certified in the Quantity Surveyors Certificate of Cost which accompanies the application (**Appendix 2** and **Appendix 3**), the CIV for the project is as follows:

- **Concept Master Plan:** \$70,000,000
- **Stage 1 Detailed Built Form Approval:** \$62,500,000

As the project has a CIV greater than \$20 million it is categorised as State Significant Development in accordance with SEPP SRD.

Accordingly, this EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation 2000), and the Requirements of the Secretary of the Department of Planning and Environment. The Minister for Planning will be the determining authority for the project.

1.5 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

In accordance with Section 4.22 of the EP&A Act, the Secretary of the Department of Planning and Environment issued the requirements for the preparation of the EIS, issued 28 August 2017, and modified on 22 November 2017. A copy of the SEARs is included in **Appendix 1**.

Table 3 provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements have been addressed in this report and accompanying technical studies. This document is also consistent with the minimum requirements for Environmental Impact Statements in Clause 6 and 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulations).

Table 3: Overview How SEARs has been satisfied		
Requirement	Location in Environmental Assessment	
	Report/EIS	Technical Report
<p><i>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation).</i></p> <p><i>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</i></p> <p><i>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</i></p> <ul style="list-style-type: none"> ▪ <i>adequate baseline data;</i> ▪ <i>consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and</i> ▪ <i>measures to avoid, minimize and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</i> 	<p>Environmental Impact Statement prepared by Willowtree Planning and address the relevant criteria as prescribed in Clause 6 and Clause 7 of the Regulations.</p> <p>Refer to Part J and Appendix 43 for the Environmental Risk Assessment.</p>	
<p><i>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</i></p> <ul style="list-style-type: none"> ▪ <i>a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</i> ▪ <i>an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</i> ▪ <i>certification that the information provided is accurate at the date of preparation.</i> 		<ul style="list-style-type: none"> ▪ Appendix 2 – QS Report Concept Master Plan ▪ Appendix 3 – QS Report Stage 1 Built Form

Table 3: Overview How SEARs has been satisfied

<p>1. Statutory Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> ▪ State Environmental Planning Policy (State & Regional Development) 2011; ▪ State Environmental Planning Policy (Infrastructure) 2007; ▪ State Environmental Planning Policy No. 55 – Remediation of Land; ▪ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and ▪ North Sydney Local Environmental Plans 2013 <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification</p>	<ul style="list-style-type: none"> ▪ Part G ▪ Table 14 ▪ Table 15 ▪ Table 16 ▪ Table 17 	<ul style="list-style-type: none"> ▪ Appendix 37 – Junior Campus DCP Assessment ▪ Appendix 38 – Senior Campus DCP Assessment ▪ Appendix 39 – Main Campus DCP Assessment ▪ Appendix 40 – Clause 4.6 – Building Height
<p>2. Policies Addressed the relevant planning provisions, goals, and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> ▪ NSW State Priorities; ▪ A Plan for Growing Sydney; ▪ NSW Long Term Transport Master Plan 2012; ▪ Sydney's Cycling Future 2013; ▪ Sydney's Walking Future 2013; ▪ Sydney's Bus Future 2013 ▪ Crime Prevention Through Environmental Design (CPTED) Principles; ▪ Healthy Urban Development Checklist, NSW Health; ▪ Greater Sydney Commission's Draft North District Plan; and ▪ North Sydney Development Control Plan 2013. 	<ul style="list-style-type: none"> ▪ Part G ▪ Table 14 	<ul style="list-style-type: none"> ▪ Appendix 37 – Junior Campus DCP Assessment ▪ Appendix 38 – Senior Campus DCP Assessment ▪ Appendix 39 – Main Campus DCP Assessment

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> ▪ Provide a building envelope study to justify the proposed built form. ▪ Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> - Site layout; - Gross floor area; - Building footprints; - Height and massing of the building envelopes; and - Open spaces, landscaping, and tree planting. ▪ Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment, adjoining heritage items and Sydney Harbour and its foreshore, including the provision of photomontages of the development from a range locations, including the Harbour foreshore. 	<ul style="list-style-type: none"> ▪ Part C ▪ Part D ▪ Part E ▪ Part F 	<ul style="list-style-type: none"> ▪ Appendix 6 – Junior Campus Architectural Drawings ▪ Appendix 7 – Senior Campus Architectural Drawings ▪ Appendix 8 – Main Campus Architectural Drawings ▪ Appendix 9 – Architectural Design Statement ▪ Appendix 10 – Visual Impact Assessment ▪ Appendix 11 – Solar Analysis
<p>4. Environmental Amenity</p> <ul style="list-style-type: none"> ▪ Assess amenity impacts on the surrounding locality, including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. ▪ Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures. ▪ Detailed outline of the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to any proposed increase in staff and student numbers. 	<ul style="list-style-type: none"> ▪ Part H 	<ul style="list-style-type: none"> ▪ Appendix 10 – Visual Impact Assessment ▪ Appendix 11 – Solar Analysis
<p>5. Staging</p> <ul style="list-style-type: none"> ▪ Provide details regarding the staging of the proposed development. 	<ul style="list-style-type: none"> ▪ Section 4.4 	<ul style="list-style-type: none"> ▪ Appendix 6 – Junior Campus Architectural Drawings ▪ Appendix 7 – Senior Campus Architectural Drawings ▪ Appendix 8 – Main Campus Architectural Drawings

Table 3: Overview How SEARs has been satisfied

		<ul style="list-style-type: none"> ▪ Appendix 14 – Preliminary Construction Management Plan
<p>6. Transport and Accessibility</p> <p><i>Prepare a transport and accessibility impact assessment, which details, but not limited to the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;</i> ▪ <i>An assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development;</i> ▪ <i>Details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area;</i> ▪ <i>The adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development;</i> ▪ <i>The impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network;</i> ▪ <i>Details of any upgrading or road improvement works required to accommodate the proposed development;</i> ▪ <i>Details of travel demand management measure to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details and programs for implementation, including the preparation of a Green Travel Plan;</i> ▪ <i>The impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road</i> 		<ul style="list-style-type: none"> ▪ Appendix 13 – Traffic Impact Assessment ▪ Appendix 14 – Preliminary Construction Management Plan

Table 3: Overview How SEARs has been satisfied

<p><i>improvement works, if required. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years;</i></p> <ul style="list-style-type: none"> ▪ <i>The proposed active transport access arrangements and connections to public transport services;</i> ▪ <i>The proposed access arrangements, including car and bus pick-up/drop-off facilities and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones;</i> ▪ <i>Measures to maintain road and personal safety in line with CPTED principles;</i> ▪ <i>Proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;</i> ▪ <i>Proposed number of on-site car parking spaces and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site;</i> ▪ <i>Details of emergency vehicle access arrangements;</i> ▪ <i>As assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures;</i> ▪ <i>Service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times);</i> ▪ <i>In relation to construction traffic:</i> <ul style="list-style-type: none"> - <i>Assessment of the cumulative impacts associated with other construction activities (if any);</i> - <i>An assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;</i> - <i>Details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events</i> 		
---	--	--

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<p><i>during the construction process;</i></p> <ul style="list-style-type: none"> - <i>Details of anticipated peak hour and daily construction vehicle movements to and from the site;</i> - <i>Details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;</i> - <i>Details of temporary cycling and pedestrian access during construction;</i> - <i>Details of proposed construction vehicle access arrangements at all stages of construction; and</i> - <i>Traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.</i> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> ▪ <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> ▪ <i>EIS Guidelines – Road and Related Facilities DoPE)</i> ▪ <i>Cycling Aspects of Austroads Guides;</i> ▪ <i>NSW Planning Guidelines for Walking and Cycling</i> ▪ <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development;</i> ▪ <i>Standards Australia AS2890.3 (Bicycle Parking Facilities);</i> ▪ <i>North Sydney Integrated Traffic and Parking Strategy.</i> 		
<p>7. Noise and Vibration</p> <p><i>Identify and provide a quantitative assessment of the main noise and vibration</i></p>		<ul style="list-style-type: none"> ▪ Appendix 14 – Preliminary Construction Management Plan

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<p><i>generating sources during construction and operation, including consideration of any public-address system, school bell and use of any school hall for concerts etc. (both during and outside school hours). Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</i></p> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> ▪ <i>NSW Industrial Noise Policy (EPA)</i> ▪ <i>Interim Construction Noise Guideline (DECC)</i> ▪ <i>Assessing Vibration: A Technical Guideline 2006</i> ▪ <i>Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)</i> 		<ul style="list-style-type: none"> ▪ Appendix 15 – Noise Impact Assessment
<p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> ▪ <i>Detail how ESD principles (as defined in Clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development.</i> ▪ <i>Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</i> 		<ul style="list-style-type: none"> ▪ Appendix 26 – Ecologically Sustainable Development
<p>9. Social Impacts</p> <p><i>Include an assessment on the social consequences of the schools relative location.</i></p>	<ul style="list-style-type: none"> ▪ Part H 	
<p>10. Heritage</p> <ul style="list-style-type: none"> ▪ <i>The EIS should identify any listed or potential heritage items within the redevelopment area. If any listed or potential heritage item, including archaeological resources, are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual.</i> 	<ul style="list-style-type: none"> ▪ Part H 	<ul style="list-style-type: none"> ▪ Appendix 16 – Junior Campus Heritage Impact Statement ▪ Appendix 17 – Senior Campus Heritage Impact Statement ▪ Appendix 18 – Main Campus Heritage Impact Statement

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<ul style="list-style-type: none"> The EIS should include an historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or Part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations. 		<ul style="list-style-type: none"> Appendix 19 – Archaeological Impact Assessment
<p>11. Utilities</p> <ul style="list-style-type: none"> Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure. Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 		<ul style="list-style-type: none"> Appendix 25 – Infrastructure Management Plan
<p>12. Contributions</p> <p>Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.</p>	<ul style="list-style-type: none"> Part 7.4 	
<p>13. Contamination</p> <p>Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>Relevant Policies and Guidelines</p> <ul style="list-style-type: none"> Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of 		<ul style="list-style-type: none"> Appendix 23 – Geotechnical Interpretive Report

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

Table 3: Overview How SEARs has been satisfied		
<i>Land (DUAP)</i>		
<p>14. Drainage</p> <p><i>Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</i></p> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> ▪ <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 		<ul style="list-style-type: none"> ▪ Appendix 20 - Junior Campus Stormwater Management Report ▪ Appendix 21 - Senior Campus Stormwater Management Report ▪ Appendix 22 - Main Campus Stormwater Management Report
<p>15. Flooding</p> <p><i>Assess any flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</i></p>	<ul style="list-style-type: none"> ▪ Section 8.12.5 	
<p>16. Waste</p> <ul style="list-style-type: none"> ▪ <i>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycled and safely dispose of this waste.</i> ▪ <i>Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</i> 		<ul style="list-style-type: none"> ▪ Appendix 14 – Preliminary Construction Management Plan
First and Second Stages		
<p><i>The EIS/s for the construction of buildings works must address the following specific matters:</i></p>		
<p>1. Built Form and Urban Design</p> <ul style="list-style-type: none"> ▪ <i>Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.</i> 	<ul style="list-style-type: none"> ▪ Part D ▪ Part E ▪ Part F 	<ul style="list-style-type: none"> ▪ Appendix 7 – Senior Campus Architectural Drawings ▪ Appendix 8 – Main Campus Architectural Drawings

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<ul style="list-style-type: none"> ▪ <i>Demonstrate design quality of the proposed development, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.</i> ▪ <i>Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment, adjoining heritage items and Sydney Harbour and its foreshore, including the provision of photomontages of the development from a range of locations, including the Harbour foreshore.</i> ▪ <i>Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.</i> 	<ul style="list-style-type: none"> ▪ Part H 	<ul style="list-style-type: none"> ▪ Appendix 9 – Architectural Design Statement
<p>2. Environmental Amenity</p> <ul style="list-style-type: none"> ▪ <i>Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.</i> ▪ <i>Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures.</i> 	<ul style="list-style-type: none"> ▪ Part H 	<ul style="list-style-type: none"> ▪ Appendix 10 – Visual Impact Assessment ▪ Appendix 11 – Solar Analysis ▪ Appendix 28 – Operational Management Plan
<p>3. Transport and Accessibility</p> <ul style="list-style-type: none"> ▪ <i>A Transport Impact Assessment must be prepared that reassesses the transport impacts of the relevant stages within the context of the assessment undertaken for the Concept Proposal.</i> ▪ <i>Detail access arrangements for construction and measures to mitigate any associated pedestrian, cyclist or traffic impacts, including the preparation of a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) to demonstrate the proposed management of impact. The CTPMP should also consider cumulative impacts associated with other construction activities and assess road safety at any key intersections subject to heavy vehicle movements and high pedestrian activity.</i> <p><i>Relevant Policies and Guidelines</i></p>	<ul style="list-style-type: none"> ▪ Section 5.11 ▪ Section 5.12 ▪ Section 6.7 ▪ Section 6.8 	<p>Appendix 13 – Traffic Impact Assessment</p>

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<ul style="list-style-type: none"> ▪ <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> 		
<p>4. Noise and Vibration</p> <p><i>Identify and provide quantitative assessment of the main noise and vibration generating noise sources and activities during construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</i></p> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> ▪ <i>Interim Construction Noise Guideline (DECC)</i> ▪ <i>Assessing Vibration: A Technical Guideline 2006</i> 		<ul style="list-style-type: none"> ▪ Appendix 14 – Preliminary Construction Management Plan ▪ Appendix 15 – Noise Impact Assessment
<p>5. Ecological Sustainable Development</p> <ul style="list-style-type: none"> ▪ <i>Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development.</i> ▪ <i>Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</i> ▪ <i>Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</i> 	<ul style="list-style-type: none"> ▪ Section 5.18 ▪ Section 6.15 ▪ Section 8.5 	<ul style="list-style-type: none"> ▪ Appendix 26 – Ecologically Sustainable Development
<p>6. Sediment, Erosion and Dust Controls</p> <p><i>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</i></p> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> ▪ <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> ▪ <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> ▪ <i>Guidelines for development adjoining land and water managed by DECCW</i> 		<ul style="list-style-type: none"> ▪ Appendix 20 - Junior Campus Stormwater Management Report ▪ Appendix 21 - Senior Campus Stormwater Management Report ▪ Appendix 22 - Main Campus Stormwater Management Report

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<i>(OEH, 2013)</i>		
<p>7. Contamination</p> <p><i>Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</i></p> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> ▪ <i>Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land (DUAP)</i> 		<ul style="list-style-type: none"> ▪ Appendix 23 – Geotechnical Interpretive Report
<p>8. Drainage</p> <p><i>Provide a Stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed.</i></p>		<ul style="list-style-type: none"> ▪ Appendix 21 - Senior Campus Stormwater Management Report ▪ Appendix 22 - Main Campus Stormwater Management Report
<p>9. Waste</p> <ul style="list-style-type: none"> ▪ <i>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of the waste.</i> ▪ <i>Identify appropriate servicing arrangements (including but not limited to, waste management, loading zoned, mechanical plant) for the Site.</i> 		<ul style="list-style-type: none"> ▪ Appendix 44 – Waste Management Plan
<p>10. Construction Hours</p> <p><i>Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</i></p>		<ul style="list-style-type: none"> ▪ Appendix 14 – Preliminary Construction Management Plans
<p>Plans and Documentation</p> <p><i>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate</i></p>		<p>Refer to accompanying technical reports.</p>

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

documents.

In addition, the EIS must include the following:

- Architectural drawings (dimensioned and including RLs);
- Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries;
- Site Analysis Plan;
- Stormwater Concept Plan;
- Sediment and Erosion Control Plan;
- Shadow Diagrams;
- View Analysis/Photomontages;
- Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted);
- Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic and Pedestrian Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures;
- Acoustic Report;
- Geotechnical and Structural Report;
- Accessibility Report;
- Arborist Report;
- Salinity Investigation Report (if required);
- Acid Sulphate Soils Management Plan (if required);
- Waste Management Plan;
- Fire Safety Measures Schedule; and
- Schedule of materials and finishes.

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

Table 3: Overview How SEARs has been satisfied

<p>Consultation</p> <p><i>During the preparation of the EIS you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</i></p> <ul style="list-style-type: none"> ▪ North Sydney Council; ▪ Transport for NSW (TNSW); and ▪ Roads and Maritime Services (RMS). <p><i>Consultation with TNSW and RMS should commence as soon as practicable to agree the scope of investigation.</i></p> <p><i>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. Where amendments have not been made to address an issue, a short explanation should be provided.</i></p>	<ul style="list-style-type: none"> ▪ Part I 	<ul style="list-style-type: none"> ▪ Appendix 29 – Consultation Report
<p>Further Consultation after 2 years</p> <p><i>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</i></p>	<p>Noted. The subject SSD will be lodged with the Department within two (2) years of the issue date of the SEARs.</p>	
<p>Reference</p> <p><i>The assessment of the key issues listed above must consider relevant guidelines, policies and plans as identified.</i></p>	<p>Noted.</p>	

PART B SITE ANALYSIS

2.1 SITE LOCATION AND EXISTING SITE CHARACTERISTICS

The local context surrounding St Aloysius' College in Kirribilli is predominantly residential and retail. The surrounding locality of each of the three (3) campus locations is comprised predominately of residential developments, ranging in scale from low to high density and typology of single and two (2) storey terraces, to residential flat buildings, as well as shop top housing. Kirribilli is characterised by its proximity to Sydney Harbour and high heritage significance within a leafy locality.

The College is located within close proximity to Milsons Point Train Station which is surrounded by local shops, shop top housing and public recreational areas. The locality slopes towards the waterfront which falls to the south and overlooks Sydney Harbour. Jeffreys Street Ferry Wharf provides connectivity to Circular Quay, Luna Park, Lane Cove, Darling Harbour, Manly and Parramatta.

Milsons Point Train Station provides public transport connectivity to areas along the T1 North Shore Line, and the greater Metropolitan Train Network. In addition, The College is sited adjacent to main arterial roads including the Pacific Highway and M1 which also feature several bus routes and contribute to the sites central connectivity throughout Sydney.

The local and surrounding context is identified in **Figure 1** below.

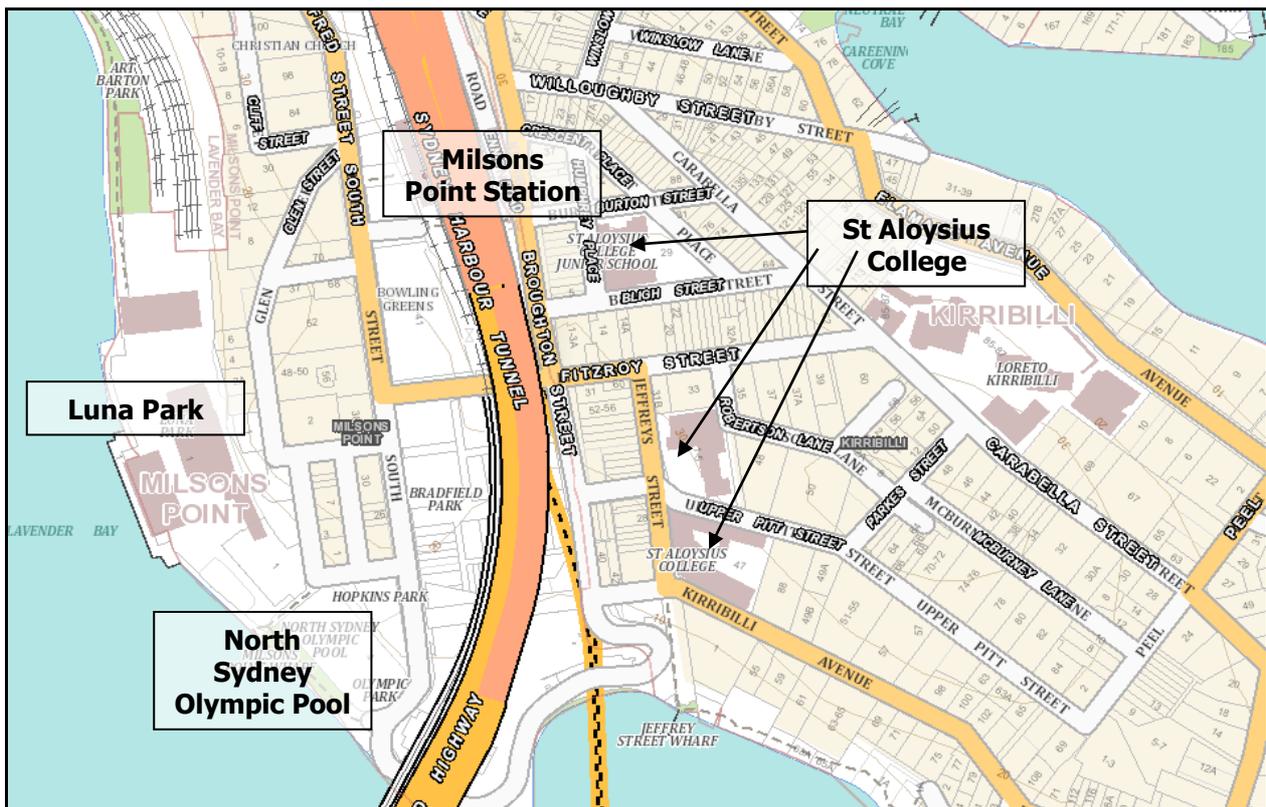


Figure 1 | Local Context (Source: SIX Maps, 2017)

St Aloysius' College is located in the North Sydney Local Government Area (LGA) and is within 1km drive of the North Sydney Commercial Core and 3km drive of Sydney Central Business District (CBD). Accordingly, the College is within reasonable proximity to a range of commercial premises, key office markets and retail centres.

The regional context of the site is shown in **Figure 2** below.

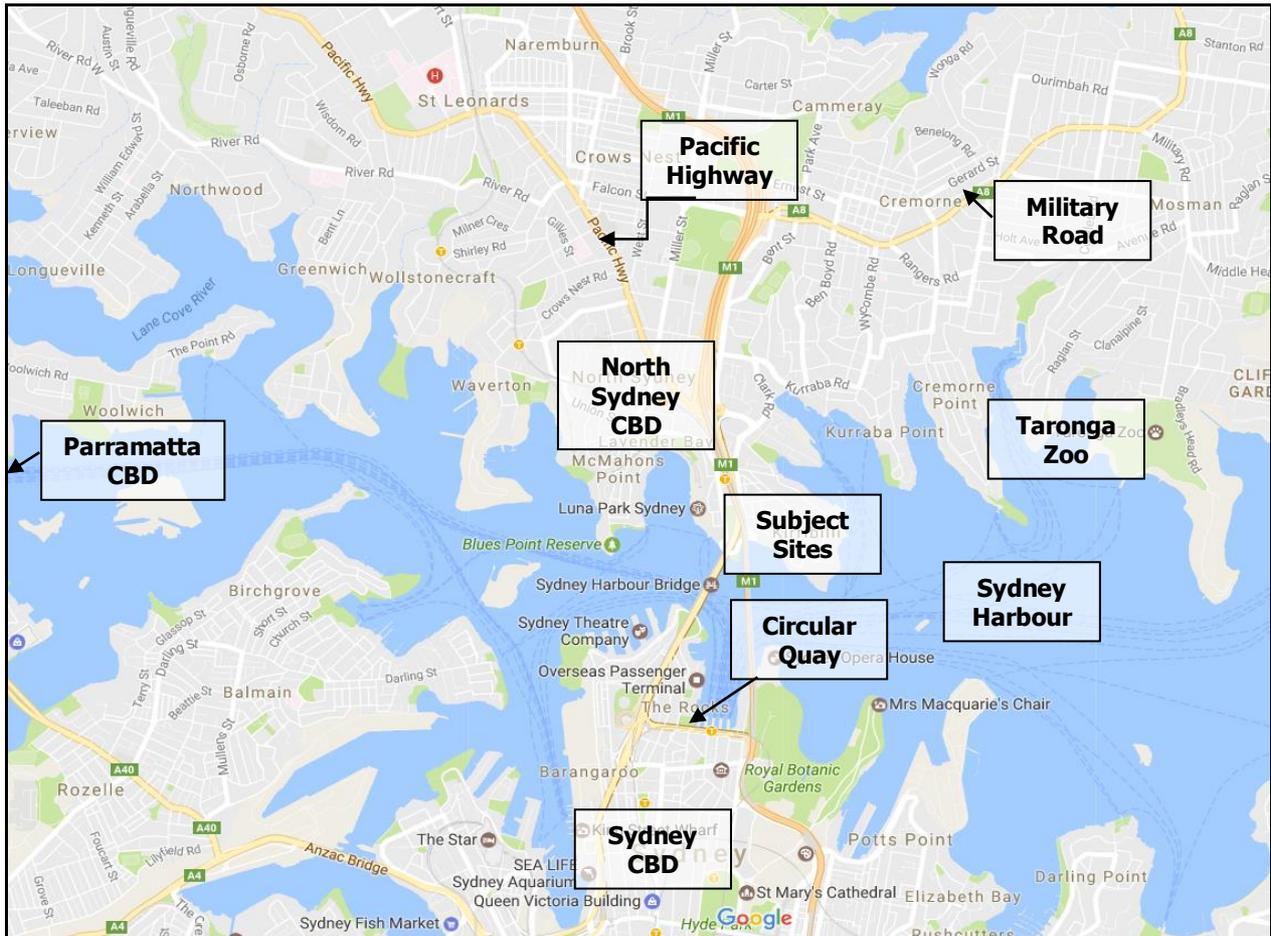


Figure 2 | Regional Context Map (Source: SIX Maps, 2017)

As noted the College is highly accessible by road and public transport, including train and bus. This accessibility will be further enhanced through the delivery of the planned Stage 2 Sydney Metro line extending from Chatswood to Sydenham, which incorporates seven (7) new stations. An indicative timeframe for the completion of construction and commencement of services has been established for 2024.

Due to the College's close proximity to several forms of sustainable transport and accessibility to a significant number of public transport options for both staff and students, there is a reduced reliance on the use of personal vehicles traveling to and from the College. A summary of the key modes of transports surrounding the College is outlined in **Table 4** below.

Table 4 Surrounding Modes of Public Transport	
Transport Mode	Accessibility
Bus	<p>The campuses are located within 400m walking distance of seven (7) existing bus stops with five (5) on the eastern side of the railway line and two (2) on the western side.</p> <p>All three (3) campuses are located within walking distance of several bus stops.</p>
Rail Operations	<p>The three (3) campuses are located within close proximity to Milsons Point Railway Station which provides access to T1 North Shore/Northern Line. During morning and evening peak periods, Milsons Point Railway Station provides a service every 3-5 minutes.</p>

Table 4 | Surrounding Modes of Public Transport

Ferry	<p>The College is located within walking distance of the Jeffreys Street Ferry Wharf and Milsons Point Wharf, which provide direct ferry services to key employment, residential and recreational locations, such as Darling Harbour, Manly, Lane Cove and Circular Quay. The walking distances are as follows:</p> <ul style="list-style-type: none"> ▪ Main, Upper Pitt Street: 150m ▪ Wyalla, Senior Campus: 200m ▪ Junior Campus: 370m
--------------	---

Overall, the high proportions of use of public transport by students and to a lesser extent staff is reflective of the College's location adjacent to a wide variety of high frequency public transport nodes.

2.2 SCHOOL HISTORY

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 the now **Main Campus** at Upper Pitt Street, Kirribilli. It was considered to be a more central location that would support the growing population on the Harbour's North Shore.

As the 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 begun in 1961 and pre-existing buildings were demolished and rebuilt across four stages.

To celebrate its one hundredth birthday, St Aloysius' College embarked on a fifth stage which was opened in 1981. The St Aloysius' College Junior School was 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, St Aloysius' College opened a new basketball court, swimming pool and gymnasium and classrooms at Dalton Hall.

2.3 SITE LOCATION & EXISTING CHARACTERISTICS

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

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 Campus, Senior Campus and Main Campus. The subject sites are located within the North Sydney LGA and subject to the provisions of NSLEP 2013.

The three (3) College Campus, and their proximity to one another can be seen in **Figure 3** below.



Figure 3 | Aerial of St Aloysius' College Campuses

A summary of the three (3) Campus is identified below.

2.3.1 JUNIOR CAMPUS – 29 BURTON STREET, KIRRIBILLI

The Junior Campus is identified as the St Aloysius' Junior Campus, 29 Burton Street, Kirribilli and legally described as Lot 1 in Deposited Plan 830667. The Junior Campus is zoned SP2 Infrastructure – Educational Establishment pursuant to NSLEP 2013. The Junior Campus can be seen in **Figure 4** and **Figure 5** below.

Existing attributes of the site are noted as follows:

- The Junior Campus contains the St Aloysius' College Junior School Campus which includes facilities such as the library, Chapel, science lab, basketball court, cricket nets, undercover area, technology, music, and art rooms. In addition, the Arrupe Room is used for in-house performances and as a rehearsal space for choirs and concert bands as well as Year level meetings;

- The Junior Campus consists of two classes in each of Years 3 and 4 and four classes in each of Years 5 and 6;
- Six (6) car parking spaces are located on site;
- The site occupies an area of approximately 4,335m²;
- The site boundaries include a 48m street frontage to Burton Street to the north, 60m street frontage to Humphrey Place to the west, 95m street frontage to Bligh Street to the south and 76m street frontage to Crescent Place to the east;
- The Campus is located within an urban environment, however has retained a perimeter of established trees addressing the street alignments;
- The Site is relatively flat. The high point of the Site is located along the southern boundary, with the low point located along the northern boundary at Burton Street;
- The Site is surrounded by shop top housing, a place of public worship, community facilities, and residential dwellings; and
- The Site is identified as an item of local heritage significance which relates specifically to the original schoolhouse building to the north of the site.

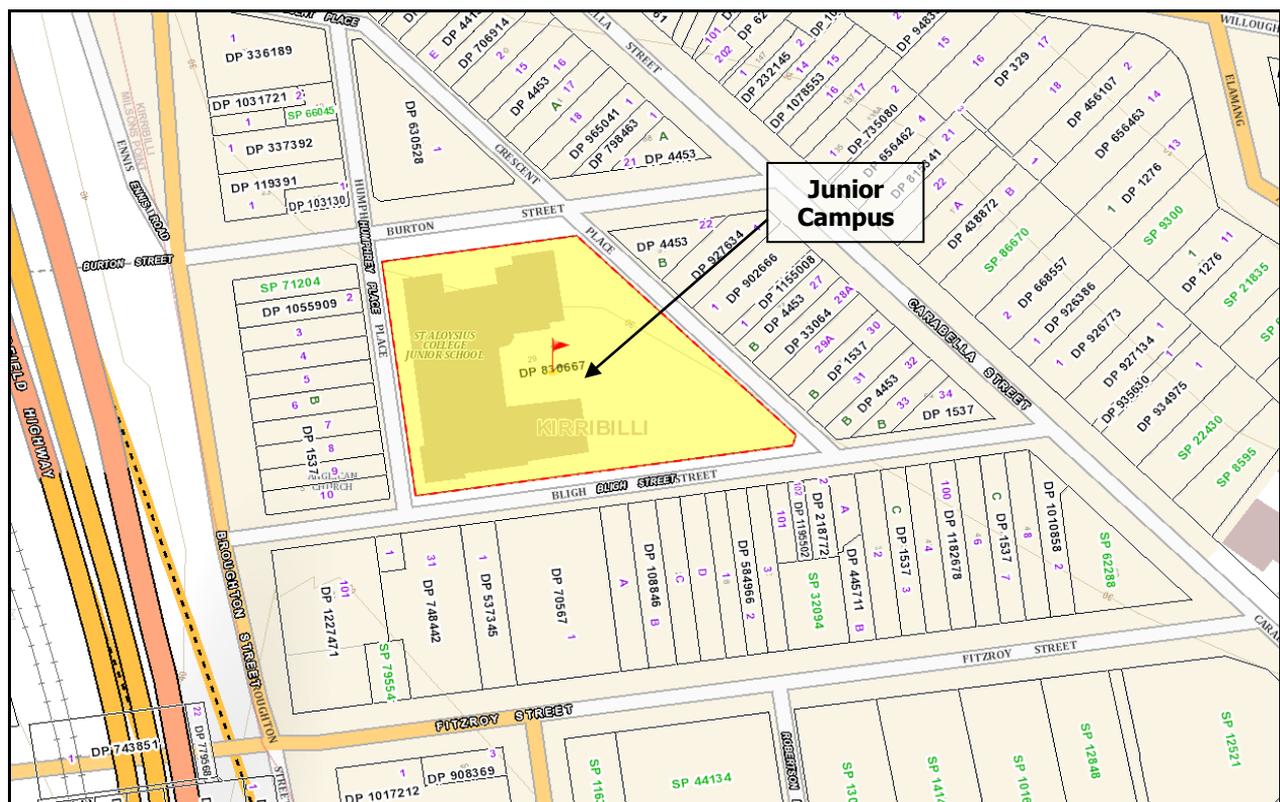


Figure 4 | Junior Campus, 29 Burton Street, Kirribilli (Source: SIX Maps, 2017)



Figure 5 | Aerial of Junior Campus, 29 Burton Street, Kirribilli (Source: SIX Maps, 2017)

2.3.2 SENIOR CAMPUS – 1-5 JEFFREYS STREET, KIRRIBILLI

The **Senior Campus** is identified as **1-5 Jeffreys Street, Kirribilli** and legally described as Lot 101 in Deposited Plan 1108496. The subject site is zoned SP2 Infrastructure – Educational Establishment and R2 Low Density Development pursuant to NSLEP 2013. The Senior Campus can be seen in **Figure 6** and **Figure 7** below.

Existing attributes of the site are noted as follows:

- The subject site contains the St Aloysius' College Senior School Campus for Years 11 and 12, and is often referred to as the Dalton and/or Wyalla Site;
- The Senior School contains the Dalton Hall facility which contains a full-size basketball court, indoor cricket nets, indoor swimming pool for squad and water polo training, gymnasium for strength and conditioning training. In addition to the competition basketball and volleyball games played at Dalton Hall, the facility is also used for Physical Education classes. Further, Wyalla contains a number of classrooms and teaching facilities for Seniors;
- A pedestrian access bridge has been constructed between Site 2 and Site 3 (Figure 8);
- The Site occupies an area of 3,421.06m² with a perimeter of 239m;
- The site boundaries include a 60m primary street frontage to Upper Pitt Street and 53m secondary street frontage to Jeffreys Street;
- The site contains thirteen (13) car parking spaces, two (2) motorbike parking spaces and two (2) bicycle parking spaces;
- The Senior Campus is located within an urban environment. It has been largely cleared of vegetation to accommodate existing built form.

- The Site falls to the south-west corner of the Site towards the intersection of Jeffreys Street and Upper Pitt Street. The high point of the Site is located along the Western boundary of the Site at a level of RL31.92m AHD with the low point located in the south-west corner with an RL of 28.42m.
- The site is adjoined to the north by residential flat buildings; and
- The site contains the local heritage listed building, 'Wyalla', which accommodates teaching and learning facilities, staff and student common areas, and the Theatrette.

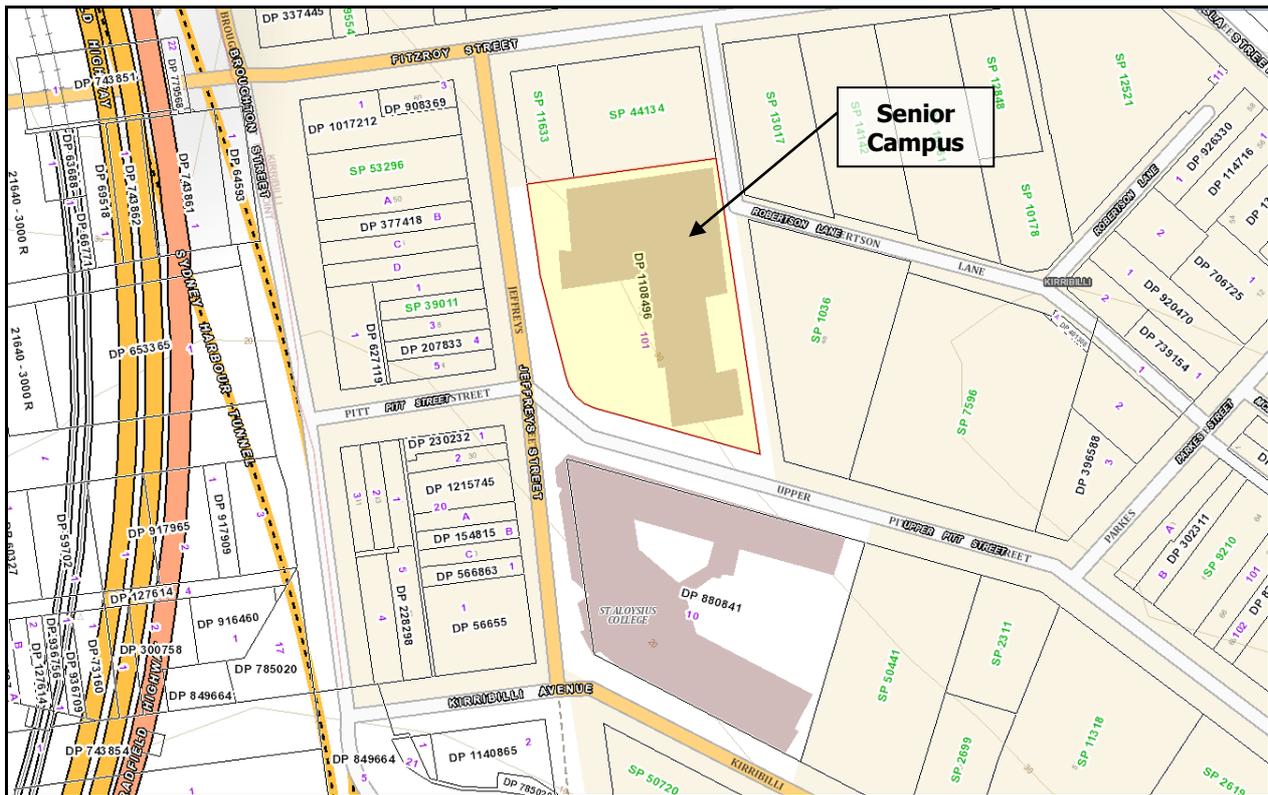


Figure 6 | Senior Campus, 1-5 Jeffreys Street, Kirribilli (Source: SIX Maps, 2017)



Figure 7 | Senior Campus. 1-5 Jeffreys Street, Kirribilli (Source: SIX Maps, 2017)

2.3.3 MAIN CAMPUS – 47 UPPER PITT STREET, KIRRIBILLI

The **Main Campus** is formally identified as the **47 Upper Pitt Street, Kirribilli** and legally described as Lot 10 in Deposited Plan 880841. The subject site is zoned SP2 Infrastructure – Educational Establishment pursuant to NSLEP 2013. The subject site can be seen in **Figure 8** and **Figure 9** below.

Existing attributes of the site are noted as follows:

- The subject site is the St Aloysius' College Main Campus which includes administration offices and facilities for curricular and co-curricular pursuits including the Kircher Library, Chapel, purpose-built drama theatre, Miguel Pro Playhouse, Andrea Pozzo Art Centre, Great Hall, Juana Mateo Function Room, Canisius Function Room, teaching and learning facilities and music facilities;
- The site occupies a total area of approximately 4,054m² with a perimeter of 262m;
- The campus features nine (9) split levels across the site for Years 7 to 10;
- The subject site does not contain any car parking;
- The site is adjoined by residential flat buildings to the east; and
- The subject site does not contain any items of heritage significant nor is located within a heritage conservation area.
- The Main Campus is located within an established urban environment. It has been largely cleared of vegetation to accommodate built development.
- The Site falls north-east to south-west away from Upper Pitt Street. The high point of the Site is located in the north eastern corner of the Site, at a level of RL 34.03m AHD, with the low point located along the eastern corner boundary at a level of RL 16.97AHD.

2.4 LAND OWNERSHIP

The land which is the subject of this application is under ownership of The Trustees of the Jesuit Fathers, ABN 80 167 682 043. The lessee of the College is St Aloysius' College Ltd.

2.5 EXISTING USE & POPULATION

The College is currently used as an 'Educational Establishment' for boys with an **overall population of 1244 students** across the three (3) campus.

The student population and enrolment of **1244** students is currently broken down into the following:

- Junior Campus = 321
- Senior Campus and Main Campus = 923

Student numbers can vary term to term, and year to year, ordinarily attributed to natural growth for Educational Establishments.

The current staff numbers are broken down in **Table 5**:

<i>Table 5 Existing Staff Numbers</i>	
Staff Type	Current Numbers
Teaching (Full time and part time)	122
Support (Full time and part time)	63
Casual	15
Co-curricular (coaches)	102
Tutors (Instrumental)	37
Total Staff (Full time and Part time)	339

2.6 OTHER USES OF THE COLLEGE

Existing school facilities are hired to external users for the following:

Pedro Arrupe Room and Surrounds

- State and Federal Government Elections upon request;
- Neighbouring church group – weekly;
- After School Care – Daily.

Juana Mateo Room, Rooftop and Kitchen

- Jesuit/Religious/Other – 1-2 times per term.

Senior School Classrooms

- Musical group – weekly;
- External organisations for meetings – once per term.

Dalton Hall Courts and Pool

- Sport Associations – daily.

St Aloysius' College Chapel is utilised outside College operations for the following:

- Baptism: on average 1 per month;
- Weddings: 3-5 per year on average;

- Funerals: St Aloysius' College generally avoid funerals during school hours, however, on average, 1-2 are held on-site, upon request. Occasionally memorial services are held on weekends.
- Musical Societies – 1-2 on average per year.

2.7 VEGETATION AND LANDSCAPING

The College is located within an established urban environment. It has been largely cleared of vegetation to accommodate existing built form. At present, within the campuses, vegetation comprises a combination of native and exotic tree species interspersed between buildings and along the street frontages and property boundaries.

Regardless, the introduction of a comprehensive landscape strategy for the College will be implemented. It is considered the landscape qualities of the Site will be greatly enhanced as a consequence of the proposed SSD.

2.8 SERVICES

All services are available to the Site. The relevant utility providers have been consulted, including consultation with Ausgrid regarding their requirements for a new substation to service the proposed development.

2.9 SITE SUITABILITY

The Site is considered appropriate for the proposed development for the following reasons:

- It will be located on a Site that permits Educational Establishments and has been operating as an Educational Establishment since the late 1800s;
- All potential environmental impacts of the proposal can be suitably mitigated within the site;
- The proposal generates and maintains employment opportunities, during both the construction and operational phase;
- The proposal will not affect any area of heritage or archaeological significance; and
- The proposal can be development with appropriate visual amenity given its surrounding context.

The proposal is justified on the basis it is compatible with the locality in which it is proposed while having no unacceptable economic, environmental, or social impact.

PART C PROPOSAL OVERVIEW – ST ALOYSIUS' COLLEGE PLAN MAGIS

The SSDA seeks consent for the Concept Master Plan (staged) development of the St Aloysius' College to facilitate the development of state-of-the-art teaching and learning spaces. Ancillary works including alterations to access arrangements, landscaping and service infrastructure are also proposed.

The SSDA seeks consent for the staged redevelopment of the St Aloysius' College including:

- Master Plan and Concept Approval for the building envelopes across the Junior, Senior and Main Campuses;
- Detailed built approval is sought for Senior Campus and Main Campus. For these two (2) campuses the delivery will be conducted across two (2) clear construction phases as summarised below:
 - **Wyalla Senior Campus:** Single storey addition to the heritage building fronting Robertson Lane, as well as internal refurbishment and upgrades of teaching and learning spaces.
 - **Upper Pitt Street Main Campus:** Demolition and rebuild of the existing four (4) storey North-East Wing fronting Upper Pitt Street, construction of new infill building in the existing quadrangle, and associated refurbishment of north-wing, south-wing, Great Hall, and Chapel.

Stage 2 detailed built form approval for the Junior Campus will be completed at a later date and does not part of this submission.

3.1 PURPOSE AND OBJECTIVES

The Educational Priorities of the proposed development include:

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

The identified education priorities have been incorporated into the Concept Master Plan.

3.2 OPPORTUNITIES AND CONSTRAINTS

In identifying and development of future growth and infrastructure, the concept proposal identifies a number of key campus constraints and opportunities. These are considered integral in terms of shaping and influencing the manner in which the College will develop and evolve into the future.

St Aloysius' College is subject to a number of constraints, in particular:

- The need to manage the staging and construction process while maintain an operating school environment;

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

- The three (3) campuses are landlocked with limited opportunities for expansion and physical expansion;
- The relationship with adjoining land uses in terms of built form and interface is integral to the design and built form outcomes;
- Its heritage significance; the College is identified as containing a number of items of local heritage significance. As such, heritage has been a key consideration in the overall built form design;
- Limited recreational and break/out space;
- Evolving demands and requirements for the provision of teaching, learning, research, and sporting facilities.

Overall, the Site constraints formulated the building envelopes which form the Concept Master Plan and Built Form Approval.

3.3 URBAN DESIGN AND ARCHITECTURAL PRINCIPLES

The proposed Concept Master Plan provides a framework for the staged redevelopment and has been designed to improve the academic environment of the College. The proposed built form is considered to marry well with the existing development on the Site, and the building envelopes have been designed to complement and integrate with the existing built form.

The following Urban Design, Architectural and Landscape Principles have informed the layout and design of the Concept Master Plan and have been produced to meet the requirements of not only St Aloysius' College, but the surrounding community. Further detailed discussion is provided in the Architectural Design Statement prepared by PMDL Architecture & Design and Landscape Master Plan prepared by Arcadia, accompanying the application as **Appendix 9** and **Appendix 12** respectively.

3.3.1 ARCHITECTURAL PRINCIPLES

The following Architectural Principles, prepared by PMDL Architecture & Design, describes the design intent for the proposed works for Concept Master Plan and proposed detailed Built Form Approval.

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

PMDL Architecture & Design have prepared an Architectural Design Statement which accompanies this report as **Appendix 10**.

3.3.2 LANDSCAPE PRINCIPLES

Arcadia have formulated the overall design principles guiding landscape design for the Concept Master Plan and detailed built form proposal:

- Providing a passive environment between the streetscape and building through soft landscape elements to offer restful spaces for respite before, between and after class;

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

-
- Spaces will be purposefully designed to facilitate a diverse variety of active sports, passive nodes for socialising, host large scale events, performance space capacity for visitors and students, cater for assembly announcements, while providing learning nooks for outdoor pedagogy that engages students with their surroundings and taking a modern approach to learning.

The identified Landscape Principles have been realised in the Landscape Master Plan prepared by Arcadia (**Appendix 12**).

3.3.3 HERITAGE PRINCIPLES

The proposed building envelopes have been informed by the accompanying Heritage Impact Assessments. The assessment reports identify heritage items within the Site and has informed the appropriate siting and massing of building envelopes which will in turn guide the form and scale of future buildings.

The report identifies the heritage significance of buildings and landscape elements. The assessment ensures that heritage significance is appropriately managed as an integral part of any future development of the College.

Refer to **Section 8.6** for further detail.

PART D CONCEPT PROPOSAL (ALL THREE (3) CAMPUSES)

4.1 PROPOSED CONCEPT MASTERPLAN

The SSDA seeks consent for an overall Concept Master Plan Approval across the three (3) campuses with detailed built form approval proposed for the Senior Campus and Main Campus of St Aloysius' College to facilitate the development of state-of-the-art teaching and learning spaces. The Concept Master Plan will form the building program for the College for the next 20 years, however, the timeframe delivery will ultimately be determined by the College's operational requirements, funding, consultation and obtaining building approvals. The intention of the Concept Master Plan is identified below:

"The Master Plan will define a clear direction for the next two decades of the College's educational missions It will ensure that the College's facilities are consistent with its identity as a Catholic Jesuit school seeking to form good young men. The College's facilities should be of a good standard and educationally-relevant, functional, aesthetically pleasing and generated as a direct response to honouring Jesuit educational traditions and the contemporary needs of school-aged male learners."

The Concept Master Plan identifies a series of development for the College across the three principle properties.:

- **Junior Campus** – 29 Burton Street, Kirribilli
- **Wyalla Senior Campus** – 1-5 Jeffreys Street, Kirribilli
- **Upper Pitt Street Main Campus** – 47 Upper Pitt Street, Kirribilli

The primary focus of the Concept Master Plan is the creation of high quality, age-appropriate and agile teaching and learning environments for both the staff and students, which will be adaptable over the long term, as the College's needs continue to evolve.

The Concept Master Plan is considered to meet the objectives of the proposed development, as it allows for development on land that has been previously used for educational purposes. Ancillary works including alterations to access arrangements, landscaping and service infrastructure are also proposed.

The SSDA seeks consent for the Concept Master Plan and Stage 1 Detailed Built Form approval of the St Aloysius' College based on:

1. Concept approval is sought for the building envelopes for alterations and additions and new development across the Junior, Main and Senior Campuses.
2. Detailed built approval is sought for Main and Senior Campuses. For these two campuses the delivery will be conducted as two (2) bodies of work as summarised below:
 - **Wyalla Senior Campus:** Single storey addition to the heritage building fronting Robertson Lane, as well as internal refurbishment and upgrades of teaching and learning spaces.
 - **Upper Pitt Street Main Campus:** Demolition and rebuild of the existing four (4) storey North-East Wing fronting Upper Pitt Street, construction of new infill building in the existing quadrangle, and associated refurbishment of north-wing, south-wing, Great Hall, and Chapel.

Further built approval for the Junior School Campus will be at a later date and is not part of this submission.

Architectural drawings, prepared by PMDL Architects, illustrate the proposed development and accompany this application as **Appendix 6, Appendix 7** and **Appendix 8**.

4.2 LAND USE

The Concept Master Plan accommodates a broad range of educational land uses. These land uses are generic to schools across Australia. All uses are directly associated with the operation of the College.

The Staged Development seeks approval for the following:

- Teaching and learning spaces, including classrooms, studio, laboratories, libraries, outdoor learning areas;
- Create arts spaces;
- Recreational and Open Space areas; and
- Administration spaces, including staff facilities.

The proposed Concept Master Plan is seen to address and accommodate the identified land uses, as outlined below.

4.3 DESCRIPTION OF THE PROPOSAL

The College seek to develop improved facilities over a staged approach (staging of construction only) as part of a Concept Master Plan to guide strategic planning and development over the next 5 to 20 years. The Concept Master Plan design for the development is shown in the accompanying architectural plans prepared by PMDL Architecture & Design (refer to **Appendix 6**, **Appendix 7** and **Appendix 8**).

4.4 DEVELOPMENT STAGING

St Aloysius' College has developed a staging plan for the Concept Master Plan and Stage 1 Built Form Approval. It is envisaged that the development will be delivered across three (3) stages, as outlined in both the Staging Plans (**Appendix 6**, **Appendix 7** and **Appendix 8**) and the accompany Preliminary Construction Management Plan prepared by TBH Consulting (**Appendix 14**). Whilst detailed consent is sought for all works within Stage 1, these works will be phased in terms of construction, including Construction Phase 1 and Construction Phase 2.

The proposed construction phasing has been determined by identifying the teaching and learning environments of the various campuses presenting the most pressing needs.

Phase 1 and Phase 2 will be carried out over 16 phases as outlined in **Table 6** below.

<i>Table 6 / Construction Staging</i>	
Phase 1 Senior Campus – Wyalla	
Phase 1.1:	
▪	Site establishment, dilapidation and services surveys commence.
▪	Decant the public and staff out of Stage 1 areas
▪	Erect hoardings for Stage 1 areas.
▪	Use vehicle access to transport material up to L3 and L4 of Dalton Hall.
▪	Refurbish Stage 1 areas.
▪	Dismantle the hoarding and handover stage 1 areas
Phase 1.2	
▪	Decant the public and staff out of Stage 2 areas.
▪	Erect hoarding for Stage 2 areas and set up hoist to transport material to L2 and L3 of school and in conjunction.

Table 6 Construction Staging	
	<ul style="list-style-type: none"> ▪ Demolish existing wall in courtyard.
	<ul style="list-style-type: none"> ▪ Construct building envelope for one storey addition.
	<ul style="list-style-type: none"> ▪ Refurbish Stage 2 areas and install services and finishes to new area.
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Stage 2 areas.
Phase 2 Main Campus – Upper Pitt Street	
Phase 2.1	
	<ul style="list-style-type: none"> ▪ Site establishment, dilapidation and services surveys commence;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Stage 1 areas;
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 1 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 1 areas using the existing lift to transport materials to upper levels;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding and handover Stage 1 areas.
Phase 2.2	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 2 areas;
	<ul style="list-style-type: none"> ▪ Set up temporary site accommodation in school;
	<ul style="list-style-type: none"> ▪ Erect hoarding for Stage 2 areas and scaffold the demolition area;
	<ul style="list-style-type: none"> ▪ Demolition of the existing North-East Wing;
	<ul style="list-style-type: none"> ▪ Dismantle temporary site accommodation and remobilise;
	<ul style="list-style-type: none"> ▪ Detail excavation for building foundations and in-ground services;
	<ul style="list-style-type: none"> ▪ Pour foundations and install in-ground services;
	<ul style="list-style-type: none"> ▪ Pour the slab on ground and install crane;
	<ul style="list-style-type: none"> ▪ Formwork, reinforce and pour the structure (L1, L2, L3, L4) and setup hoists/scaffolding;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 2 areas and install services and finishes to new area using the hoist/builder's lift to transport materials to upper levels;
	<ul style="list-style-type: none"> ▪ Once the movement of heavy materials are minimised dismantle the crane;
	<ul style="list-style-type: none"> ▪ External hardscaping and soft landscaping;
	<ul style="list-style-type: none"> ▪ Dismantle hoarding, site establishment and demobilise from site and handover Stage 2 areas;
Phase 2.3	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 3 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Stage 3 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 3 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding and handover Stage 3 areas.
Phase 2.4	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 4 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Stage 4 areas;
	<ul style="list-style-type: none"> ▪ Strengthening works to great hall structure;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 4 areas;

Table 6 Construction Staging	
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding and handover Stage 4 areas.
Phase 2.5	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 5 areas;
	<ul style="list-style-type: none"> ▪ Erect hoarding for Stage 5 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 5 areas and in conjunction, construct canopy;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding and handover Stage 5 areas.
Phase 2.6	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Stage 6 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Stage 5 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Stage 6 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Stage 6 areas.
Phase 2.7	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.7 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.7 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.7 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.7 areas.
Phase 2.8	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.8 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.8 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.8 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.8 areas.
Phase 2.9	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.9 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.9 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.9 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.9 areas.
Phase 2.10	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.10 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.10 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.10 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.10 areas.
Phase 2.11	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.11 areas;

Table 6 Construction Staging	
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.11 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.11 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from Site and handover Phase 2.11 areas.
Phase 2.12	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.12 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phases 2.12 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.12 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.12 areas.
Phase 2.13	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.13;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.13 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.13 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.13 areas.
Phase 2 Senior Campus - Wyalla	
Phase 2.14	
	<ul style="list-style-type: none"> ▪ Decant the public and staff out of Phase 2.14 areas;
	<ul style="list-style-type: none"> ▪ Erect hoardings for Phase 2.14 areas;
	<ul style="list-style-type: none"> ▪ Refurbish Phase 2.14 areas;
	<ul style="list-style-type: none"> ▪ Dismantle the hoarding, site establishment and demobilise from site and handover Phase 2.14 areas.

4.5 PROPOSED BUILDING ENVELOPES

Proposed uses and building envelopes for the Concept Master Plan are described in the following Section. Indicative uses have been allocated to the envelopes, however, due to the timing of the project, flexible envelopes have been proposed which can accommodate a number of different functions over the life of the development and dependent on the needs of the College.

4.5.1 JUNIOR CAMPUS

The Junior Campus Concept Plan aims to provide a greater variety of learning settings, consolidating Year Groups, developing a more contemporary library and resource centres, and increasing common and covered areas.

The proposed concept plan creates:

- An additional level of teaching and learning space is proposed to the top of the existing building fronting Humphrey Place; and
- New multi-purpose, sub-terranean sports facility: the main volume of the sports facility will be located along the Crescent Place boundary, set into the ground such that the trafficable roof will align with the existing podium. The northern end of the proposal would address a new lowered

courtyard approximately 2m below existing ground level, which will be linked to the existing quadrant courtyard.

The concepts are respectful of the heritage value of the Junior Campus main building and appropriate curtilage will be provided around the item of heritage significance located on the Site. The built form sits within the existing development on the Site with minimal visual impacts and no undue impacts on the amenity of neighbouring properties.

The proposed building envelopes are illustrated in **Figure 10** and **Figure 11** below.

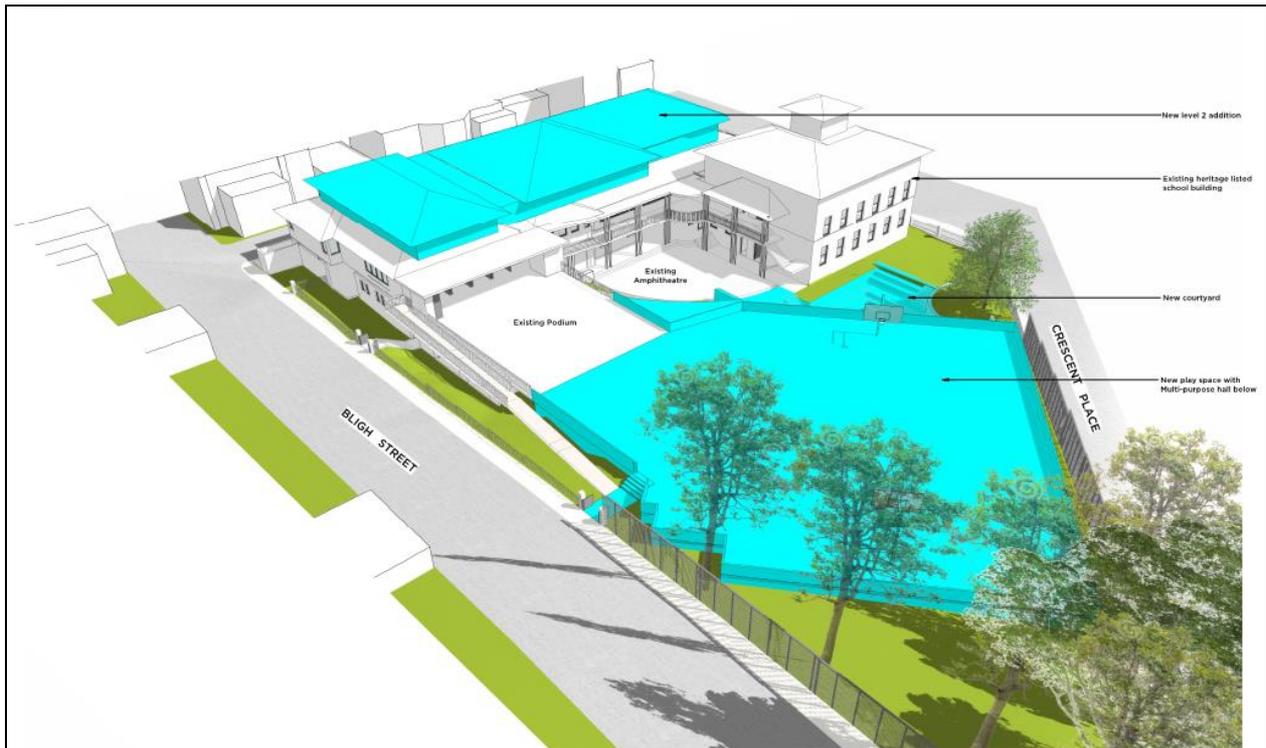


Figure 10 | Concept Plan, Junior Campus (Source: PMDL Architecture & Design, 2018)



Figure 11 | Section of Proposed Building Work's on Junior Campus (Source: PMDL Architecture & Design, 2018)

Table 7 below outlines the development particulars of the Junior Campus.

Table 7: Development Particulars – 29 Burton Street, Kirribilli

Development Particular	Detailed Consideration
Level 2 Addition	650m ²
Semi Subterranean Sports Facility	1,100m ²

4.5.2 WYALLA, SENIOR SCHOOL CAMPUS

Wyalla and Dalton Hall currently accommodate the Senior Campus, which works in collaboration with the Main Campus. Works within the Senior School are outlined below:

- Single storey extension to the heritage building fronting Robertson Lane;
- Creation of larger formatted general learning spaces to address the current shortfall in quality and appropriately sized learning spaces; and
- Internal refurbishment of existing teaching and learning spaces.

The proposed concept plans will allow Senior Campus to continue to serve as an educational facility, providing improved teaching facilities. The proposed building envelopes are identified in **Figure 12**.

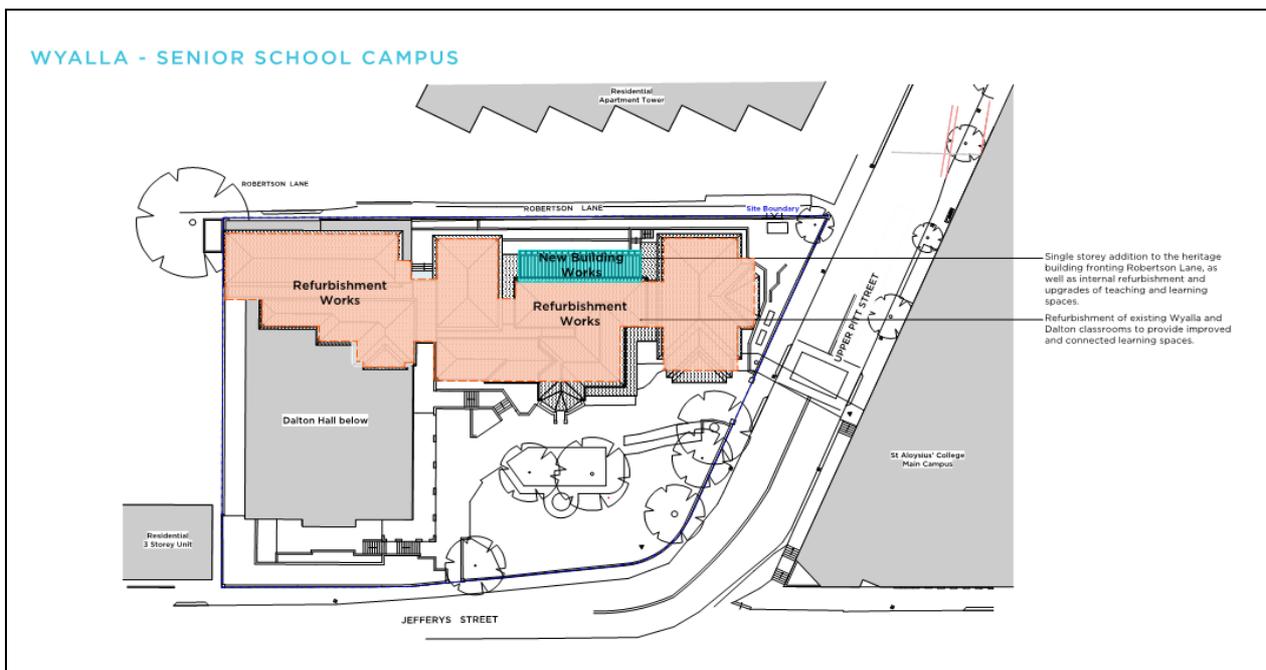


Figure 12 | Concept Plan – Wyalla, Senior Campus (Source: PMDL Architecture & Design, 2018)

Table 8 below outlines the development particulars of the proposed development.

Table 8: Development Particulars – 1-5 Jeffreys Street, Kirribilli

Development Particular	Detailed Consideration
Internal Refurbishment & Extension	Ground Floor <ul style="list-style-type: none"> ▪ Common Room
	Level 1 <ul style="list-style-type: none"> ▪ Dedicated Learning Rooms ▪ Staff/Support Room ▪ Breakout/Study Area

	<ul style="list-style-type: none"> ▪ External Extension – 80m²
	Level 2 <ul style="list-style-type: none"> ▪ Dedicated Learning Rooms ▪ Lecture Theatre ▪ Staff Support Room ▪ Breakout/Study Area
	Level 3 <ul style="list-style-type: none"> ▪ Dedicated Learning Rooms ▪ Breakout/Study Room
	Level 4/Roof <ul style="list-style-type: none"> ▪ Dedicated Learning Rooms ▪ Breakout/Study Area ▪ Staff/Support Room

Stage 1 detailed Built Form is addressed in **Part E** of this report.

4.5.3 UPPER PITT STREET, MAIN CAMPUS

The Main Campus houses the Great Hall, Chapel and numerous learning and teaching facilities, as well as a centralised outdoor quadrangle. Works are proposed to the Main Campus as part of Construction Phase 2.

The Concept Plan involves the following works:

- New and engaging teaching and learning precinct spanning the eastern Upper Pitt Street wing through to the library on Kirribilli Avenue, demolition and rebuild of the existing North-East wing and infilling the existing quadrangle;
- Refurbishment to the North wing classrooms, as well as the Great Hall and Chapel;
- Upgrade the existing courtyard space to activate and celebrate the heart of the Campus and provide improved outdoor environments for both staff and students; and
- Multi-purpose rooftop terrace.

The proposed works will resolve and improve connectivity across the Campus, address the facilities that are currently under-utilised and create an improved sense of ownership and identity to the Campus.

Figure 13 identifies the new building and refurbishment works across the Main Campus.

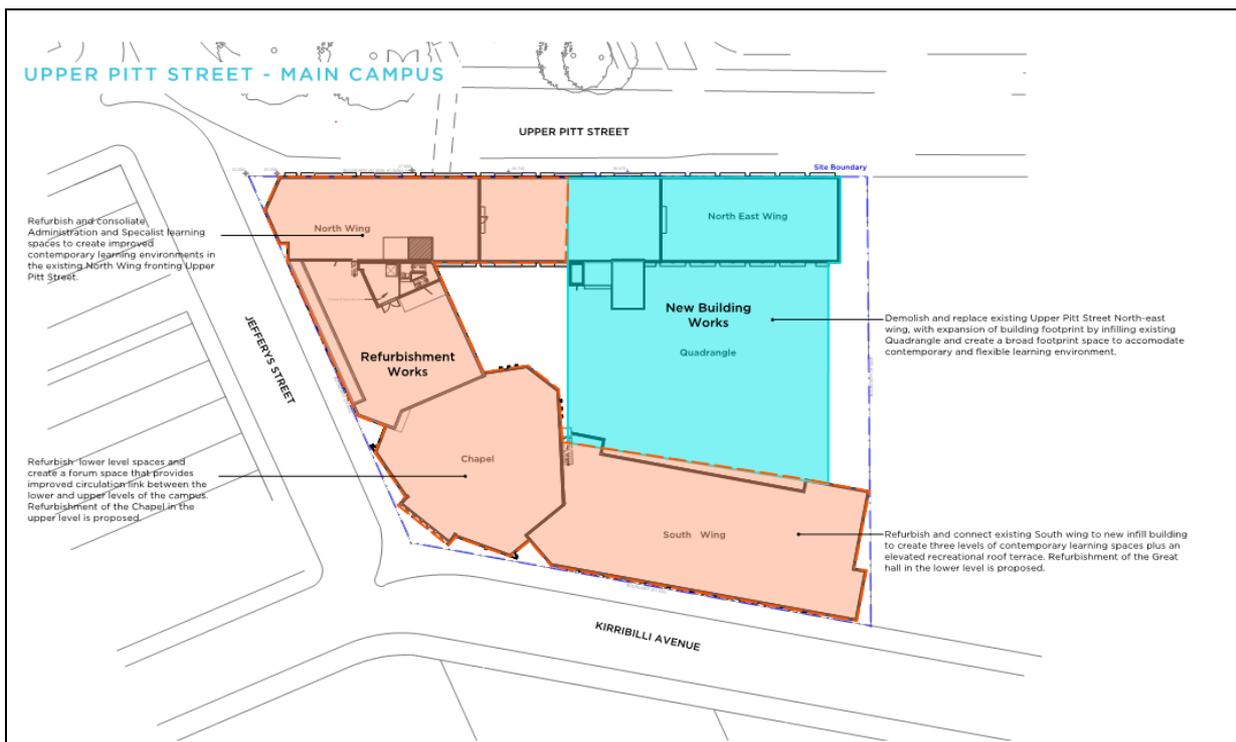


Figure 13 | Concept Plan, Main Campus, 47 Upper Pitt Street (Source: PMDL Architecture & Design, 2018)

Table 9 below outlines the development particulars of the proposed Concept Master Plan.

Table 9: Development Particulars – 47 Upper Pitt Street, Kirribilli

Development Particular	Detailed Consideration
Existing Great Hall, Chapel Administration and Learning Facilities	<ul style="list-style-type: none"> Refurbishment of existing Great Hall, Chapel Administration and Learning facilities, to be carried out under staged construction. Gross Floor Area <ul style="list-style-type: none"> – 6,500m² refurbished
New Infill Building	<ul style="list-style-type: none"> Proposed development of new infill building and associated refurbishments, to be carried out under staged construction Gross Floor Area: <ul style="list-style-type: none"> – 1,862m² additional

Stage 1 detailed Built Form is addressed in **Part F** of this report.

4.6 TREE REMOVAL AND LANDSCAPING

4.6.1 LANDSCAPING

The implementation of the proposed Concept Master Plan seeks to replace and upgrade existing building footprints or introduce new building forms, and will develop formal and informal open spaces within, and around the proposed building envelopes. The proposed landscape strategy is intended to frame and add significance to the College as well as integrating new development across the College landscape. Further, the proposed landscaping and open space will enliven the College and contribute to the physical and ecological quality and character of the internal public domain and its presence when viewed from the neighbouring properties.

A Landscape Plan Master Plan has been prepared by Arcadia and included in **Appendix 12**.

4.6.2 TREE REMOVAL

A Tree Assessment Report was prepared as part of the preliminary investigations of the Concept Master Plan and identified that no trees were to be removed as part of the development on the Junior Campus and Senior Campus

The accompanying Tree Assessment Report, prepared by AborSite (refer to **Appendix 41**), has identified that there are a further five (5) high category and 20 medium category trees that will require implementation of tree protection measures to ensure their ongoing health and survival during construction works.

All existing vegetation, located along the eastern boundary of the Main Campus will be removed in order to accommodate the building footprint. This will also involve the pruning of the existing tree located on Craiglea, 49 Upper Pitt Street, Kirribilli, where limbs overhang the property boundary.

4.7 ACCESS AND PARKING

No changes are proposed to existing vehicular access, parking, or servicing arrangements as part of the Concept Master Plan.

4.8 INFRASTRUCTURE

The Staged Development will increase energy consumption of electricity across the College. An Infrastructure Management Plan has been prepared and accompanies this application as **Appendix 25**. The Plan identifies the relevant mitigation measures required to ensure adequate infrastructure is available across the Site.

Refer to **Section H** of this report for further detail.

4.9 SUSTAINABILITY

An Ecological Sustainable Development Report has been prepared by Umow Lai and is included in **Appendix 26**. As detailed in **Appendix 26**, the project has adopted multiple initiatives that combine to reduce the consumption of resources, energy and water construction and operation, and also to support the adoption of more sustainable resources. As such, a number of College wide sustainability opportunities are currently proposed for the project, including:

- Improved campus connectivity;
- Improved energy efficiency through achieving code-compliance for the proposed refurbishment works; and
- Improved health and wellness outcomes for student and staff.

Future buildings will be designed and assessed individually to meet sustainability best practice, in line with the identified principles, as outlined below.

Resources

- The proposal aims to minimise the consumption of resources required for construction by a high percentage of timber, formwork, pipes, flooring, blinds, and cables used in the project to be responsibly sourced or have a sustainable supply chain.

Energy

- The proposed spaces have been designed to optimise available daylight, leading to superior learning and teaching space amenity and can lead to reduced energy consumption for lighting. Efficient radiant floor heating and a focus on effective mechanically assisted natural ventilation as the main source of cooling will further contribute to reduced energy consumption and costs;

- The proposal is investigating the provisions for the future inclusion of solar PV arrays to further reduce ongoing energy costs for the College.

Water

- The proposal's stormwater design will ensure current discharge rates do not increase and wherever possible, are reduced. System design will also incorporate Pollution Reduction Targets;
- Potable water consumption will be reduced through the installation of highly water efficient fittings and fixtures;
- The proposed landscape will be low water demand and any irrigation will be via sub-soil drip irrigation in order to further minimise water consumption and costs.

Overall, appropriate measures will be implemented to ensure the Concept Master Plan achieves the identified principles.

4.10 CONSIDERATION OF ALTERNATIVES

The site is considered to be appropriate for the project as it allows for the continued use of the Site for educational purposes within an established College environment. The design and layout of the built form seeks to maintain consistency with and enhance the surrounding educational facilities within the locality.

The options considered, and subsequently dismissed, in arriving to the current proposal included:

(a) 'Do Nothing' Scenario

This option was dismissed as the objectives of the project would not be met.

(b) Development on an Alternative Site

Considerations to alternative sites were not made as the existing College has been a long-standing land use on the Site. The current site is considered appropriate for the proposed development for the following reasons:

- It is located on a Site that is zoned primarily for Educational Establishments;
- The Site has appropriate distance from the sensitive land activities including residential development;
- All potential environmental impacts of the proposal can be suitably mitigated within the site;
- The proposal generates and maintains employment opportunities during both the construction and operational phase;
- Limitations on suitably available land of a size able to accommodate the proposed development;
- The proposal will not affect any area of heritage or archaeological significance; and
- The proposal can be developed with appropriate visual amenity given its surrounding context.

The proposal is justified on the basis it is compatible with the locality in which it is proposed, having no unacceptable economic, environmental or social impact.

PART E DETAILED PROPOSAL BUILT FORM – SENIOR SCHOOL

5.1 OVERVIEW

This application seeks consent for the built form approval relating to the Senior Campus, which includes the following:

- Reinforcing Wyalla's place as Year 11 and Year 12 space, as an important part of the boys' passage through the College;
- Emphasizing teaching and learning opportunities that provide a transition to tertiary studies;
- Creating larger format spaces, recognizing that many existing spaces are considerably undersized; and
- Creating space for smaller group study tuition in breakout format.

The proposed development is discussed in further detail below.

5.2 NUMERIC OVERVIEW

The key numerical details are outlined in **Table 10** below:

<i>Table 10 Key Development Particulars</i>	
Development Particular	Numerical Feature
Site Area	3,425m ²
Existing GFA	3,696m ²
New GFA	82m ²
Proposed GFA	3,778m ²

5.3 BUILDING PURPOSE

The building will accommodate a number of key functional spaces required by the School's teaching activities including classrooms and break-out spaces. The development will see the creation of larger formatted learning spaces to address the needs of the Senior students.

5.4 STUDENTS AND STAFF

The proposed development does not envisage any significant growth in student and staff numbers, other than that which would ordinarily be attributed to natural growth for Educational Establishments.

5.5 BUILDING FORM

The proposed development to the Senior Campus is primarily internal alterations and additions to improve the existing teaching area.

A single storey extension is proposed along the eastern façade fronting Robertson Lane. The proposed extension will sit below the existing building line and has been designed to complement the heritage significance of the identified heritage items and overall context of the Site. **Figure 14** demonstrates the proposed single floor extension and **Figure 15** outlines the location of the proposed alterations and additions.



Figure 14 | Proposed Single Floor Extension, Senior Campus (Source: PMDL Architecture & Design, 2018)

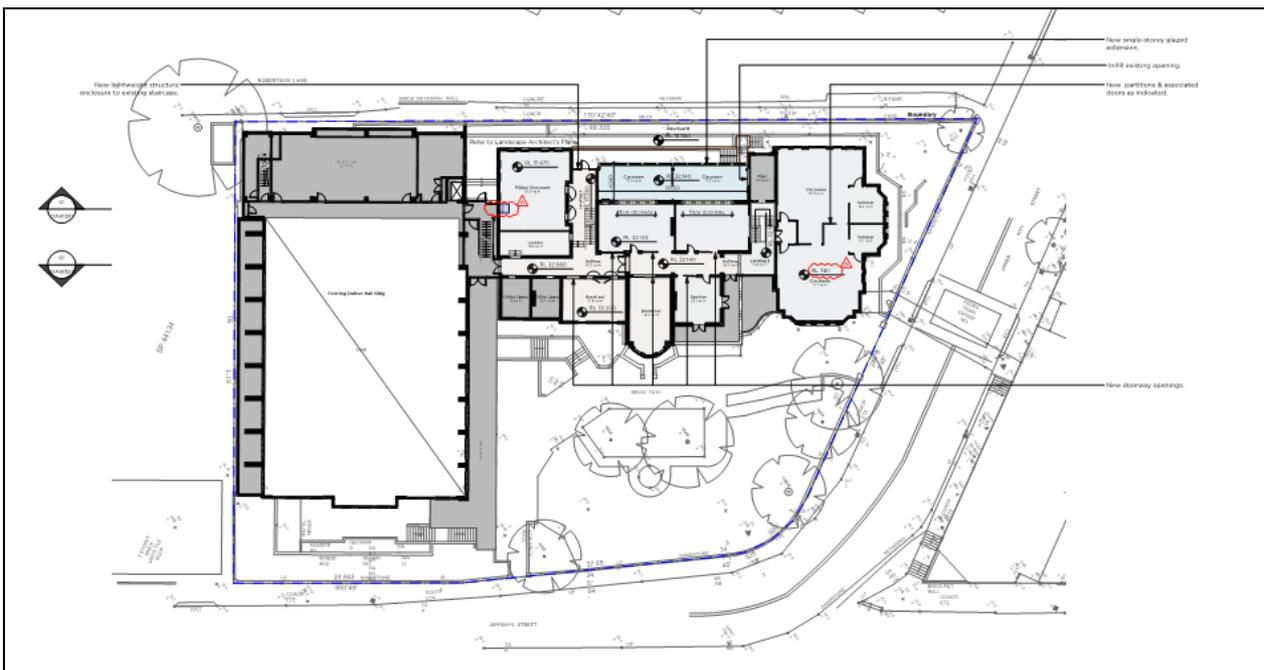


Figure 15 | Level 1 Alterations and Additions, Senior Campus (Source: PMDL Architecture & Design, 2018)

5.6 HOURS OF OPERATION

At present, the College will continue primary operations between 8.30am and 3.30pm, Monday to Friday. However, consistent with the existing operations, the school will continue to operate outside of hours and on weekends for extra-curricular activities, including sporting events, parent evenings and school performances.

5.7 PEDESTRIAN ACCESS

Pedestrian access arrangements will remain unchanged during and following the completion of the proposed works across the Senior Campus, with students continuing to access the Site via the existing entrances on Upper Pitt Street and Jeffreys Street.

5.8 VEHICULAR ACCESS

Existing vehicular access to and from the Site will remain unchanged.

5.9 PARKING

No alterations to the current parking provisions is proposed.

5.10 LANDSCAPING AND PUBLIC DOMAIN

Landscaping is proposed along the eastern boundary at the interface with Robertson Lane (**Appendix 12**).

5.11 DRAINAGE AND STORMWATER MANAGEMENT

A Stormwater Management Plan has been prepared by Wood & Grieve and accompanies this application as **Appendix 21**.

Both pre-development and post development areas will remain unchanged, thus no on-site detention is required. In addition, the proposed development has an existing OSD within the site catching existing storm water drainage.

The in-ground drainage has been designed to meet the following criteria:

- In the minor design storm event (20 year) there will be no surcharging of the in-ground drainage system and;
- In the major design storm event (100 year) there will be no uncontrolled discharge from the site onto the residential properties to the east of the site.

Surface runoff from the development sites will be directed to stormwater inlet structures using the design topography of these elements. The inlet structures have been designed to adequately convey the surface runoff into the in-ground drainage network.

The runoff will then be conveyed underground across the site through a pit and pipe system and then to the legal point of discharge using gravity and the geometric falls of the pipe system.

5.12 UTILITY SERVICES

An Infrastructure Management Plan has been prepared by Umow Lai (**Appendix 25**) that identifies the utility upgrades to accommodate the proposed development. The following key findings/conclusions have been identified for the Wyalla Senior Campus:

- The existing Water Main Infrastructure and supply connection is adequately sized for potable water supply to the proposed development;
- The capacity of the existing fire water supply infrastructure is suitable for the proposed development works; however, a new substation is proposed to be installed within the Senior Campus in the south east corner of the Site. The proposed location of the substation is within 10m of the existing booster assemblies. It is therefore proposed to relocate the booster assemblies to maintain a 10m clearance from the proposed substation;

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval

St Aloysius' College – Plan Magis

- The capacity of the existing sewer connection is adequate for the proposed development;
- The capacity of the existing NG infrastructure is suitable as there is no additional gas equipment proposed, however, a new substation is proposed to be installed within the Wyalla Senior Campus in the south east corner of the Site. The proposed location of the substation is within 10m of the existing NG meter and regulator assembly. It is therefore proposed to relocate the NG metre and regulator assembly to maintain 10m clearance of the proposed substation;
- The capacity of the existing power supply is adequate for the proposed development. The proposed new substation for the Main Campus is planned to be located on the Wyalla Campus.

5.13 WASTE MANAGEMENT

A Waste Management Plan (WMP) has been prepared which outlines the proposed operational waste management measures to be implemented on site (**Appendix 44**)

It is noted that the school is an existing operating facility, and as such it is proposed that the operation of the Senior Campus will be integrated with the existing waste management systems operating across the Campus.

Under the existing management plan for ongoing waste management, the College's waste management operations include daily emptying of bins to the compactor room located on the Lower Ground Level, off Jeffreys Street. The location and quantity of the bins are identified below:

- Ground: 9 x 240L Bins;
- Level 1: 3 x 240L Bins;
- Level 2: 2 x 240L Bins;
- Level 3: 0
- Level 4: 1 x 240L Bin.

The Compactor is emptied by a private waste contractor two times a week during the school terms; Tuesday and Friday mornings.

From time to time larger waste products are removed using a waste contractor who transfers waste to a waste transfer station.

5.14 STRUCTURAL ENGINEERING

A Structural Design Statement has been prepared by Wood & Grieve and accompanies this report as **Appendix 24**. Structural works within the Campus relate primarily to the proposed extension, located adjacent to the Robertson Lane boundary.

The existing built form is identified as a heritage structure with the requirements of NSW Heritage Office strictly applied to the proposed works. All brickwork repairs, pointing, packing and support works will be carried out to reflect the NSW Heritage Office *'How to carry out work on Heritage Buildings and Sites'*.

5.15 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

The project has adopted multiple initiatives that combine to reduce the consumption of resources, energy and water during construction and operation, and to support the adoption of more sustainable resources.

Energy efficient and environmentally sustainable development practices have been incorporated into the design of the proposed development to ensure that the most energy efficient solutions using available technology have been incorporated where practicable. Lighting, ventilation and insulation will adhere to the current guidelines and will incorporate environmentally sustainable design principles.

The intention for Sustainable Design of the proposed development includes:

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

- Improved connectivity;
- Improved energy efficiency through achieving code compliance for upgrade works; and
- Improved health and wellness outcomes for students and staff.

Overall the proposed development has been designed to meet sustainability best practice, in line with the principles set out in **Appendix 26**.

PART F DETAILED PROPOSAL BUILT FORM -MAIN CAMPUS

6.1 OVERVIEW

This application seeks consent for the Stage 1 Built Form Approval relating to Main Campus, which includes the following:

- Demolition of existing north-east wing, and construction of new north-east wing;
- Infill of existing quadrangle and construction of purpose-built education building;
- Associated Rooftop terrace;
- Associated landscaping improvements;
- New services infrastructure;
- Internal alterations and additions to improve the existing teaching spaces.

The proposed development is discussed in further detail below.

6.2 NUMERIC OVERVIEW

The key development particulars for the Stage 1 Built Form Approval are summarised in **Table 11** below

<i>Table 11 / Key Development Particulars</i>	
Development Particular	Numerical Feature
Site Area	3,835m ²
Existing GFA	10,591m ²
New GFA	1,862m ²
Proposed GFA	12,453m ²
Existing Open Space	2,109m ²
New Open Space	2,164m ²
Proposed Open Space	3,321m ²

6.3 SITE PREPARATION WORKS

The proposal involves the demolition of the following buildings:

- North- East Wing;
- Internal Alterations and Additions; and
- Associated Landscaping.

Detailed demolition plans accompany this application as **Appendix 9**.

To facilitate the proposed development, the existing North-East Wing will be demolished. The proposed works will also require partial demolition of existing stairs, landings, walkways, and planters within proximity to the existing quadrangle. The above buildings are all within the ownership of the Trustees of the Jesuit Fathers and are used for teaching and administration purposes.

Demolition will be undertaken in accordance with the final construction management plan (CMP) to be prepared by the appointed contractor and approved by Council.

In order to accommodate the proposed works, it will be necessary to remove the existing landscaping along the eastern property boundary. In addition, appropriate protection measures will be included to

protect the existing tree on the adjoining property boundary at 49 Upper Pitt Street, Kirribilli. Pruning of the subject tree will be required to accommodate the proposed development.

Further, the grotto currently located on the eastern boundary will be relocated during construction. On completion of the proposed works, the grotto will be restored.

6.4 BUILDING PURPOSE

The redevelopment of the North-East wing and the infill building will be the cornerstone of the Staged Development and are the two major buildings under the proposed development.

The building will accommodate a number of key functional spaces required by the College's teaching activities, including classrooms and Library. The proposed built form will accommodate covered student recreation areas, administration and staff, and specialist learning areas including Science, Art and TAS. The proposed development will also contain a multi-purpose rooftop terrace.

School functions will be decanted into the new buildings upon completion of each stage of the proposed construction programme.

Figure 16 illustrates the new North-East wing, viewed from Upper Pitt Street.



Figure 16 | Upper Pitt Street Elevation (Source: PMDL Architecture & Design, 2018)

The proposed development viewed from the East is shown in **Figure 17**.



Figure 17 | Proposed Development viewed from the East (Source: PMDL Architecture & Design, 2018)

6.5 STUDENTS AND STAFF

The proposed development does not envisage any significant growth in student and staff numbers, other than that which would ordinarily be attributed to natural growth for Educational Establishments.

6.6 BUILDING FORM

The Upper Pitt Street Campus detailed design includes:

- A four-storey redevelopment of existing North-East Wing;
- Infill purpose-built development;
- Associated internal alterations and additions.

The proposal is designed to improve and increase opportunities for learning, accommodate cohorts around communal areas, create more collaborative areas for staff, and improve connection and circulation within the levels. The proposed development will provide a future focused learning model.

The proposed built form is centred on three (3) key elements:

- A teaching and learning precinct spanning the eastern Upper Pitt Street wing through to the South wing on Kirribilli Avenue. This includes infilling the existing quadrangle to provide three (3) levels of building footprint for contemporary teaching and learning areas, as well as a library, and a multi-purpose rooftop terrace;
- A three (3) level circulation path running north-south through the site, from the new Upper Pitt Street main entry through to Kirribilli Avenue frontage. The sheltered "street" provides a major

circulation and dispersment solution that is generously proportioned and will provide opportunities for passive recreation. Open stairways along the "street" will connect the three levels and rooftop immediately above the current courtyard, including the existing Chapel;

- An open, multipurpose auditorium space, 'The Forum', is planned to occupy the space which is currently the 'Canisius Room' and 'Blue Gym'. The Forum space creates generous and welcoming internal lower level links from the "street" at the current quadrangle level, through to the Foyer of the Great Hall some three levels below. In addition, the link provides connectivity to the Drama facilities and the Great Hall mezzanine level. A new lift will provide equitable access from the Foyer level through to the fourth level of the Juana Mateo roof terrace.

These three (3) key strategies will improve existing circulation and connecting issues and provide a large footprint, which allows St Aloysius' College to have long term flexibility and adaptability across the Main Campus.

Overall, the built form has been designed to contribute to the overall environment of the staff, students, and visitors to the campus, as well as sensitively responding to adjoining properties.

The main bulk of the building has been contained within the existing building envelope and uses the topography of the land to minimise the scale of the building when viewed from adjoining residential properties. The internal layout has been oriented to maximise natural daylight. To ensure thermal comfort the eastern façade are either shaded or have minimal openings. The proposed built form comprises an additional floor area of 1,862m².

As aforementioned, the concept of integrating landscaping and outdoor learning in an important aspect of the Upper Pitt Street Campus. As such a new rooftop terrace is proposed for both recreational purposes and outdoor learning opportunities.

The proposed and existing use of each level is outlined in **Table 12** below.

Table 12 Proposed Building Use	
Floor	Proposed
Level LGF3	<ul style="list-style-type: none"> ▪ Great Hall; ▪ Foyer; ▪ Kitchen; ▪ Reception Cloakroom.
Level LGF2	<ul style="list-style-type: none"> ▪ Mezzanine; ▪ Mid-Level; ▪ Forum; ▪ Existing Garage.
Level LGF1	<ul style="list-style-type: none"> ▪ Mid-Level; ▪ Store; ▪ Drama Classroom; ▪ Media Lab; ▪ Office; ▪ Miguel Pro Playhouse.
Level L0	<ul style="list-style-type: none"> ▪ New Library ▪ Student Common Areas; ▪ Meeting Rooms; ▪ Student Services and Facilities; ▪ Canteen; ▪ Teaching and Learning facilities; ▪ Ground floor recreational area.

Table 12 Proposed Building Use	
Level L1	<ul style="list-style-type: none"> ▪ General Learning Areas; ▪ Staff Facilities ▪ Lawrence Campbell Senior Common Room; ▪ Staff Facilities and Office; ▪ Chapel; ▪ School reception and entry.
Level L2	<ul style="list-style-type: none"> ▪ General Learning Areas; ▪ Staff Facilities; ▪ Learning Space/Labs; ▪ Tech Lab; ▪ Chem Lab.
Level L3	<ul style="list-style-type: none"> ▪ Rooftop Terrace; ▪ Multipurpose Hall; ▪ Gallery; ▪ Learning Space/Studio; ▪ Design Studio; ▪ Media Studio; ▪ Staff; ▪ Store; and ▪ Faith and Justice.
Level L4	<ul style="list-style-type: none"> ▪ Juana Mateo; ▪ Music Room; ▪ Jesuit Dining Room; ▪ Gallery; ▪ Kitchen & Prep; ▪ Music Room and Staff Facilities.
Level L5	<ul style="list-style-type: none"> ▪ Music/Band Room; ▪ Designated Music Practice Rooms; ▪ Staff Facilities.

The proposed built form is shown in the accompanying Architectural Plans (**Appendix 8**) and **Figure 18** and **Figure 19** below.

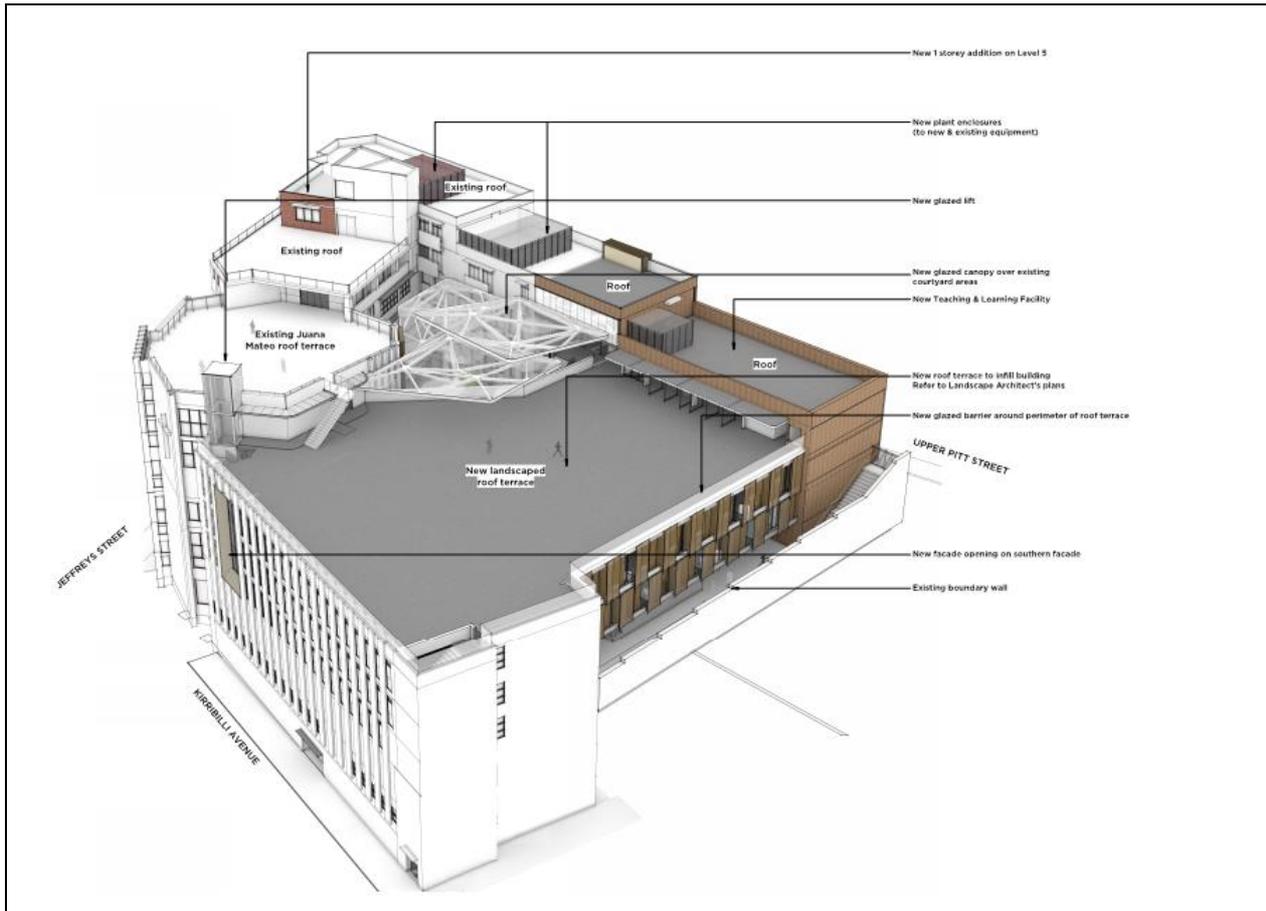


Figure 18 | Main Campus, Elevated View from South-East Corner (Source: PMDL Architecture & Design, 2018)

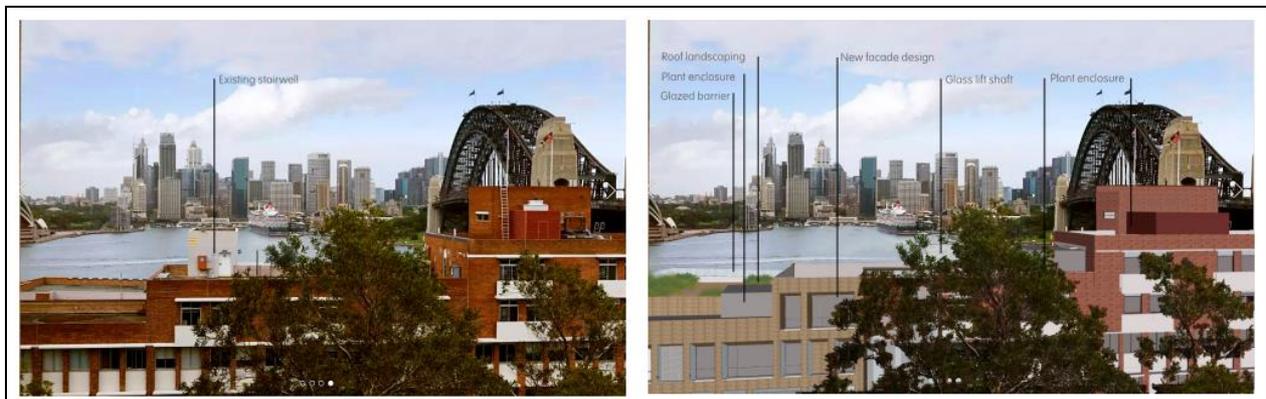


Figure 19 | Visual Impact Assessment, demonstrating existing and proposed (respectively) taken from Level 27, 48 Upper Pitt Street (Source: RobertsDay, 2018)

As demonstrated in **Figure 16**, the proposed development sits within the existing building envelope, and there will be no undue impacts on existing views from Upper Pitt Street. A Visual Impact Assessment has been prepared by Roberts Day and accompanies this application as **Appendix 10**.

6.7 BUILDING HEIGHT

The proposed built form has been designed to follow the topography of the Sites towards the West and South. As shown in **Figure 20**, the proposed built form sits within the existing building envelope, however there is a consequential variation to the building height development standard. The highest point of the new development is the new southern lift shaft, which has an RL of 46.20. **Figure 20** shows the

proposed development sits well below the height of the North-West wing, thereby minimising any streetscape impacts.

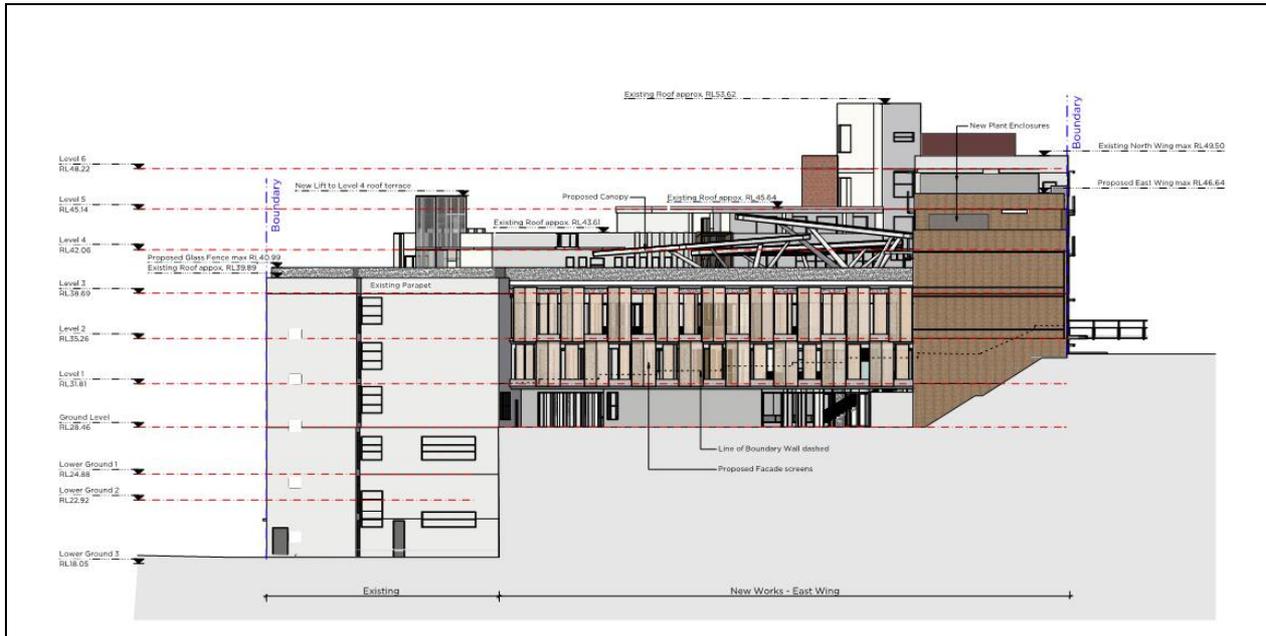


Figure 20 | Eastern Elevation of Proposed Infill Building (Source: PMDL Architecture & Design, 2018)

6.8 FACADES

The proposal includes a variety of materials and finishes to create visual interest to the overall development. The proposed material selection has been chosen to complement the existing materiality and the surrounding context.

The exterior architectural approach is formal, composed and contemporary and responds to the urban surroundings of the Site. The material selection ensures the creation of a strong identity for St Aloysius' College, that is grounded, elegant and timeless.

The façade will take on rhythm and character of the existing Upper Pitt Street façade. It is characterised by proportional metal framed portals carved from the solidity of the complimentary masonry façade. Complementing the Upper Pitt Street façade, the eastern elevation will provide a lighter appearance, due to its proximity to residential dwellings, and its presence as a secondary boundary wall. Landscaping will be provided along the wall in order to soften the appearance.

Pedestrians will clearly be able to decipher between the existing development and the new build.

6.9 HOURS OF OPERATION

At present, the College will continue primary operations between 8.30am and 3.30pm, Monday to Friday. However, consistent with the existing operations, the school will continue to operate outside of hours and on weekends for extra-curricular activities, including sporting events, parent evenings and school performances, as identified in **Part B** of this EIS.

6.10 PEDESTRIAN ACCESS

The proposed development will not alter the existing pedestrian access to and from the Site.

During the demolition and construction of the north-east wing, which forms the primary access point to the Upper Pitt Street Campus, alternative pedestrian access will be provided during the construction period, via Jeffreys Street.

No changes to pedestrian access arrangements to the Upper Pitt Street are proposed.

6.11 VEHICULAR ACCESS

The proposed development will not result in alterations to vehicular access.

6.12 PARKING

Existing on-site parking provision is extremely limited. Whilst the development will provide additional floor area within the Campus, including a multi-purpose rooftop terrace, the additional floorspace will not result in any increase in staff or student population. As such there will not be any changes to the current parking arrangements.

6.13 LANDSCAPING AND PUBLIC DOMAIN

The proposed Landscape Strategy is intended to frame and integrate the new development into the campus landscape. Arcadia have prepared a Landscape Master Plan (refer to **Appendix 12**).

The Proposed Landscape Plan for the Main Campus includes the following elements:

- Unprescribed Play;
- Interpretative Learning;
- Informal Seating;

The proposed landscape strategy is intended to complement the new building, as well as contributing to the integration of the new development into the existing campus landscape, and surrounding locality.

The key landscaped areas proposed as part of the Upper Pitt Street detailed built form include the following:

Eastern Boundary

- Communal Seating;
- On-grade run-off;
- Vertical Planting;
- Hanging Gardens.
- Planting will be a mixture of low shrubs and smaller trees. A deep soil planting zone on the eastern boundary will provide a landscaped buffer to the neighbouring properties.

Figure 21 and **Figure 22** are an artistic representation of the proposed landscaping features along the Eastern Elevation and the interface with the adjoining residential development.



Figure 21 | Proposed Western Elevation (Source: Arcadia, 2018)



Figure 22 | Proposed Landscape Plan of Eastern Landscape Zone (Source: Arcadia, 2018)

Landscaped Roof Terrace

- The proposed landscaped roof terrace has been designed to include a mixture of green roof and hard paved surfaces, creating a passive recreation area for the students of the College;
- Deep soil zones ranging from 500mm to greater than 1000mm will be provided on the rooftop terrace;
- The rooftop terrace has been designed to accommodate both active and passive recreation.

The rooftop terrace will be established into the following precincts, as outlined in **Table 13** below:

Table 13| Development Particulars of Rooftop Terrace

Zone	Development Detail
Multi-Purpose Hall Forecourt	<ul style="list-style-type: none"> ▪ Generous standing forecourt within area programmed for fixed concrete planter seating, BBQ facilities, Ping-Pong and unprescribed sport space. ▪ Population: <ul style="list-style-type: none"> - 50 standing; - 80 seated. ▪ Purpose: <ul style="list-style-type: none"> - Spill out space from Multi-Purpose Hall; - Unprescribed play; - BBQ Amenity.
Learning Node	<ul style="list-style-type: none"> ▪ Communal desks for individual group or combined outdoor classroom; ▪ Population: <ul style="list-style-type: none"> - 50 seated; ▪ Purpose: <ul style="list-style-type: none"> - Learning nodes; - Passive recreation.
Central Sport Court	<ul style="list-style-type: none"> ▪ Multi-functional sports court allowing for a diverse range of sport/active recreation. ▪ Population: <ul style="list-style-type: none"> - 80 standing; - 85 seated. ▪ Purpose: <ul style="list-style-type: none"> - Basketball; - Ping-Pong; - Passive Recreation; - Interpretive Learning.
Skyline Amphitheatre	<ul style="list-style-type: none"> ▪ Generous sized raised timber amphitheatre for spectating lunch time games, gathering, outdoor classroom space and seating for student run performances; ▪ Population: <ul style="list-style-type: none"> - 50 standing; - 200 Seated. ▪ Purpose: <ul style="list-style-type: none"> - Active recreation; - Handball; - Performance Space; - Outdoor classroom.
The Harbour Gardens	<ul style="list-style-type: none"> ▪ Passive seating framed by landscape planter beds and line markings on Softfall; decentralise activation. ▪ Population: <ul style="list-style-type: none"> - Handball; - Active Recreation; - Outdoor Classroom; - Passive gathering space.

The proposed Rooftop Terrace is shown in **Figure 23** below.



Figure 23 | Proposed Rooftop Terrace (Source: Arcadia, 2018)

Refer to **Appendix 13** for further detail.

6.14 DRAINAGE AND STORMWATER MANAGEMENT

A Stormwater Management Report has been prepared by Wood & Grieve Engineers (refer to **Appendix 22**). The report indicates the Upper Pitt Street Site contains existing stormwater pit and pipe networks. The existing drainage network discharges via Council's drainage infrastructure, through an existing kerb inlet pit with concrete lintel along Kirribilli Avenue.

Stormwater Management has been designed to comply with North Sydney Council's DCP controls. The key features and measures are as follows:

The in-ground drainage has been designed to meet the following criteria:

- In the minor design storm event (20 year) there will be no surcharging of the in-ground drainage system; and
- In the major design storm event (100 year) there will be no uncontrolled discharge from the Site onto the residential properties to the east of the Site.

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

- Principles of water sensitive urban design are adhered to.

A number of management measures have been considered with a focus on reducing polluted from the volumes from the Site. The WSUD principals proposed for stormwater treatment includes the following SQID's:

- Jellyfish Unit JF-1200-3-1.

The effectiveness of the treatment devices proposed in the above section has been modelled using MUSIC. From the results found in accompanying Stormwater Management Report, it can be seen that the proposed SQID's mean that the stormwater quality treatment meets with the reduction targets set for the development.

A Soil and Water Management Plan has been prepared as part of the development application documentation and is included in **Appendix 22**.

Common control measures adopted are:

- Sedimentation fences;
- Sedimentation basins;
- Stormwater drainage inlet protection;
- Overland flow diversion swales;
- Shaker Grids and wash downs for vehicles leaving the construction site;
- Dust control measures.

It is noted, both pre-development and post development consist of impervious surface area, therefore on-site detention is not required. Overall, the proposed Civil Design complies with North Sydney Council's DCP, Australian Standards and best practice principals. The proposed development incorporates stormwater quality treatment in accordance with Council's Stormwater Management DCP.

6.15 UTILITY SERVICES

An Infrastructure Management Plan has been prepared by Umow Lai (**Appendix 25**) that identifies the utility upgrades to accommodate the proposed development. The existing infrastructure and utility services within the Campus will be extended and modified to service the proposed development.

In summary, the following key findings have been identified in the accompanying Infrastructure Management Plan:

- The existing Water Main infrastructure and supply connection is adequately sized for potable water supply to the proposed development. A Sydney Water compliant backflow prevention device is to be installed directly downstream of the Sydney Water Meter;
- The existing hydrant system will be upgraded to be compliant with AS2419.1. This will include the relocation of the Hydrant Booster to within sight of the Upper Pitt Street Entrance, and new Fire Water connection from the Upper Pitt Street 150mm diameter water main;
- The capacity of the existing sewer connection is adequate for the proposed development;
- The Natural Gas (NG) meter and regulator assembly will require upgrade to meet the increased NG demand;
- Ausgrid have provided preliminary advice that a new substation will be required to serve the site demand, based on the revised maximum demand summary. The proposed location is within the

Wyalla Senior School Campus, in the south eastern corner, adjacent to Upper Pitt Street. The low voltage feed reticulates below Upper Pitt Street towards a new Site Main Switch Board (SMSB). The new SMSB is proposed to serve the new build area on the east of the Site and to serve the existing main switchboard on LG3 off Jeffreys Street.

6.16 OPERATIONAL WASTE MANAGEMENT

A Waste Management Plan (WMP) has been prepared which outlines the proposed operational waste management measures to be implemented on site (**Appendix 44**).

It is noted that the school is an existing operating facility, and as such it is proposed that the operation of the Main Campus will be integrated with the existing waste management systems operating across the Campus.

Under the existing management plan for ongoing waste management, the Colleges waste management operations include daily emptying of bins to the compactor room located on Lower Ground Level, off Jeffreys Street. The location and quantity of the bins are identified below:

- Lower Ground: 2 x 240L Bins;
- Intermediate Ground: 2 x 240L Bins;
- Ground 12 x 240L Bins;
- Level 1: 6 x 240L Bins;
- Level 2: 4 x 240L Bins;
- Level 3: 2 x 240L Bins;
- Level 4: 2 x 240L Bins.

The Compactor is emptied by a private waste contractor two times a week during the school term; Tuesday and Friday mornings.

From time to time, larger waste products are removed using a waste contractor who transfers waste to a waste transfer station.

Operational waste is separated on site into three (3) separate categories: general waste, co-mingled recyclables, paper and cardboard. To facilitate waste disposal and separation, bins are stationed across the Site, and their contents are collected daily by cleaners.

6.17 STRUCTURAL ENGINEERING

A Structural Statement has been prepared by Wood & Grieves and accompanies this report as **Appendix 24**.

The proposed development incorporates significant new build across the existing Upper Pitt Street Campus. The three (3) storey structure, and multi-purpose roof, formed as a concrete frame comprises of reinforced columns, post-tensioned slab and deep bend beams.

The accompanying structural statement outlines the following:

Vertical forces are distributed through beam and column elements into the underlying sandstone. Intrusive investigation works illustrate the sandstone to be at shallow depth with rock classification improving the depth.

The lateral structural stability of the structure is accommodated by the local provision of concrete shear walls and stiffened frames with new floorplates forming a structural diaphragm. Where proposed and existing structures meet, the new works include specific joint/interface details to accommodate local vertical and horizontal displacements.

In conclusion the following key matters are identified:

- *Primary structural frames for the Great Hall and Chapel structures are to remain with structural strengthening works reports;*
- *Based upon site observation and the requirement for strengthening work, intrusive investigation works are required; and*
- *The scope of intrusive work will require the removal of existing ceiling and wall finishes together with local Ferroskan to determine the composition of the existing column, floor, and transfer structure elements.*

Overall, the proposed Built Form of the Main Campus is considered to be structurally adequate.

6.18 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

The project has adopted multiple initiatives that combine to reduce the consumption of resources, energy and water during construction and operation, and to support the adoption of more sustainable resources.

Energy efficient and environmentally sustainable development practices have been incorporated into the design of the proposed development to ensure that the most energy efficient solutions using available technology have been incorporated where practicable. Lighting, ventilation and insulation will adhere to the current guidelines and will incorporate environmentally sustainable design principles.

The intention for Sustainable Design of the proposed development includes:

- Adoption of a natural ventilation strategy;
- Low energy lighting and control systems, including sensors and timer operating systems;
- Water consideration measures, including low flow fixtures, rainwater harvesting and low water landscaping.

Further information on the specific measures proposed is included in **Appendix 26**.

PART G PLANNING LEGISLATION

This Section of the Report assesses and responds to the relevant current and draft Commonwealth, State, Regional and Local planning controls and policies that have been considered in the preparation of this application.

- **Commonwealth Planning Context**
 - *Environment Protection and Biodiversity Conservation Act 1999*
- **State Planning Context**
 - *Environmental Planning and Assessment Act 1979*
 - *Environmental Planning and Assessment Regulation 2000*
 - *State Environmental Planning Policy (State and Regional Development) 2011*
 - *State Environmental Planning Policy (Infrastructure) 2007*
 - *State Environmental Planning Policy No 55 – Remediation of Land*
 - *State Environmental Planning Policy – Educational Establishments and Child Care Facilities 2017*
- **Regional Planning Context**
 - *NSW 2021: A Plan to Make NSW Number One;*
 - *A Plan for Growing Sydney*
 - *NSW Long Term Transport Master Plan 2012;*
 - *Sydney's Cycling Future 2013;*
 - *Sydney's Walking Future 2013;*
 - *Sydney's Bus Future 2013;*
 - *Healthy Urban Development Checklist, NSW Health;*
 - *Draft Greater Sydney Region Plan 2017; and*
 - *Revised Draft North District Plan.*
- **Local Planning Context**
 - *North Sydney Local Environmental Plan 2013*
 - *North Sydney Development Control Plan 2013*

This planning framework is considered in detail in the following sections.

7.1 ENVIRONMENTAL PLANNING LEGISLATION ASSESSMENT

The following legislation, planning instruments and strategies are relevant to the proposed development have been addressed in **Table 14**.

Table 14 Environmental Planning Legislation	
Instrument	Application to Proposed Development
STRATEGIC PLANS AND POLICIES	
NSW STATE PRIORITIES	<p>NSW 2021, was developed by the NSW State Government to set economic, social, and environmental directions for NSW. NSW 2021 is a ten (10) year plan outlining targets, priorities, and actions for delivery of services across the State, in order to rebuild the economy, deliver infrastructure, and improve health, education and other services across the State. The strategies outlined in the Plan include:</p> <ul style="list-style-type: none"> ▪ Rebuild the economy; ▪ Return quality services; ▪ Renovate infrastructure; ▪ Strengthen our local environmental and communities; and

Table 14 | Environmental Planning Legislation

	<ul style="list-style-type: none"> ▪ Restore accountability to government. <p>The Chapter on <i>Returning Quality Services</i> is most relevant to the proposal as it provides objectives for improving education and learning outcomes for all students. The plan makes a commitment that:</p> <ul style="list-style-type: none"> ▪ All children have access to quality early childhood education; ▪ Improving student achievement in literacy and numeracy; ▪ More students finish high school or equivalent; ▪ Schools have high expectations for all their students; ▪ Improve the quality of all teaching. <p>Further, the proposed development will provide public benefit through the provision of improved educational infrastructure, whilst providing wider public benefits through the generation of new jobs through the construction phase of development.</p> <p>The St Aloysius' College Master Plan embodies the ambitions of the College to provide a framework for the future physical development of the Campuses, ensuring the best outcomes for teaching and learning, as well as the ongoing support of the St Aloysius' College community.</p> <p>It is a roadmap setting out the route for the College evolution, in step with the College philosophy and ambitions. The College Master Plan is aligned with the objectives of NSW 2021 for improving education and learning outcomes for students. The proposed development will also maintain the existing levels of employment on the Site.</p>
<p>A PLAN FOR GROWING SYDNEY</p>	<p>Plan for Growing Sydney was introduced by the NSW DP&E in December 2014 and replaced the Metropolitan Plan for Sydney 2036. A Plan for Growing Sydney supports and implements the NSW 2021 State Plan, which identifies restoring economic growth as its number one priority.</p> <p>The plan presents a strategy for accommodating Sydney's future population growth. It balances the need for more housing, but also cultivates the creation of strong and resilient communities within a highly liveable city whilst protecting the natural environment and biodiversity.</p> <p>New housing will be located close to jobs, public transport, community facilities and services. It acknowledges the need to offer choice in housing location, size, and typologies, to better suit our lifestyles and budgets. Most importantly, more intensive housing development across the city will be matched with investment in infrastructure and services, culture and the arts, and open spaces.</p> <p>A Plan for Growing Sydney will also provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth. Specifically, the North Sydney LGA is located within the North subregion and earmarked as a strategic centre for Global Sydney. One of the key directions for Goal 1: A Competitive Economy with World-Class Services and Transports involves planning for education and health services to meet Sydney's growing needs (Direction 1.10).</p> <p>In response to this key direction the proposed development site is considered to be capable of providing an opportunity to deliver facilities to meet Sydney's</p>

Table 14 Environmental Planning Legislation	
	<p>future school needs and expand existing school facilities in established urban areas. The Government has stipulated the need to work with the private sector to understand and facilitate the delivery of private school facilities. As such, the proposed Masterplan is considered to be integral to maintaining Sydney's competitive edge and standard of teaching facilities by providing quality education for all.</p>
NSW LONG TERM TRANSPORT MASTER PLAN 2012	<p>The NSW Government's Long-Term Transport Master Plan 2012 (LTTMP 2012) sets out the framework for the delivery of an integrated, modern transport system. The LTTMP 2012 is underpinned by a range of short to long terms actions to guide the transformation of the NSW Transport System.</p> <p>The College will contribute towards achieving the delivery of the objectives and actions outlined in the LTTMP 2012 as the concept proposal will deliver an improved environment that prioritises active travel modes and an integrated transport approach.</p> <p>The concept proposal will facilitate planning to:</p> <ul style="list-style-type: none"> ▪ Create movement networks for people and their various forms of transport; and ▪ Ensure the campus includes a clear and interconnected set of movement networks that accentuate key site access points and fit with the public transport network and pedestrian infrastructure.
SYDNEY'S CYCLING FUTURE 2013	<p><i>Sydney's Cycling Future</i> presents a new direction in the way we plan, priorities and provide for cycling in Sydney. The Plan came into force to reflect to change in culture where individuals were using bicycles as a more frequent mode of transportation.</p> <p>At present, the College exhibits a low proportion of cyclists. It is interpreted this is reflective of the steep topography in the immediate area, and no specific bicycle facilities and/or paths around the College.</p> <p>Notwithstanding, the College is supportive of students and staff to utilise sustainable forms of transport including cycling.</p>
SYDNEY'S WALKING FUTURE 2013	<p><i>Sydney's Walking Future 2013</i> was introduced by Transport NSW to implement measures to encourage walking, making it a more convenient, better connected, and safer mode of transport. The actions set out in the plan aimed to make walking the transport of choice for quick trips under two (2) kilometres and assist individuals in accessing public transport.</p> <p>The College is spread across three (3) campuses within close proximity to one another, and highly accessible to public transport in the immediate area. The proposed development has been undertaken to encourage pedestrian movement, through the enhancement of pedestrian facilities, including internal connectivity, as well as maintain access to public transport and the surrounding areas and pedestrian networks.</p>

Table 14 Environmental Planning Legislation	
SYDNEY'S BUS FUTURE 2013	<p><i>Sydney's Bus Future 2013</i> was introduced by the NSW Government as a long-term plan to redesign Sydney's bus network to meet customer needs now and into the future.</p> <p>The College is located within 400m walking distance to seven (7) existing bus stops with five (5) on the eastern side of the railway line and two (2) on the western side. Due to the close proximity, the College encourages the use of the local bus network as a mode of transport to and from school.</p>
HEALTHY URBAN DEVELOPMENT CHECKLIST, NSW HEALTH	<p>The Health Urban Development Checklist was released by NSW Health to assist in the understanding of health issues relative to urban development plans and proposals, with the aim of promoting health communities and lifestyle across NSW. The document is primarily aimed towards officers of NSW Health to provide an understanding of the planning system and the manner of assessing and providing input into development plans and proposals with consideration to numerous health related checklist items.</p> <p>The proposed development is considered to be consistent with the Healthy Urban Development Checklist in that it provides passive and active recreational spaces within the boundary of the College, promoting physical activity and incidental exercise.</p> <p>The concept proposal will deliver a series of benefits to both the College and the broader community. More relevant to the HUDC, the following benefits will be provided:</p> <ul style="list-style-type: none"> ▪ Improvements to the connectivity of the Colleges leisure and recreational facilities across the Campus, to benefit students, staff, and the wider community; ▪ Healthy teaching environments through the use of innovative design to support spaces that benefit from access to natural light and ventilation; and ▪ Attractive nodes and hubs for students to learn, play and socialise.
DRAFT NORTH DISTRICT PLAN	<p>The draft North District Plan forms the overarching strategy for future planning in the area in order to deliver <i>a thriving modern economy co-existing within beautiful natural landscapes</i> in light of population growth and demographic change.</p> <p>The Plan establishes a number of priorities and actions to guide growth, development, and change, relating to productivity, liveability, and sustainability. The priorities and actions relevant to the subject sites, St Leonards centre and wider North District are discussed as follows.</p> <p>Productivity Priorities</p> <p>Major centres, supported by improved transport, are identified as foci for jobs growth and diversity, whilst opportunities are also recognised in relation to health, education, and knowledge clusters. North Sydney is specifically identified as an established 'commercial centre' with good accessibility. The districts jobs are categorised by a higher proportion of employment in education (21% compared to 19%) which reflects major concentration of education assets and the opportunities to build on these existing strengths as Sydney's economy continues to grow. The commission will work with North</p>

Table 14 | Environmental Planning Legislation

	<p>Sydney Council and Transport for NSW to strengthen North Sydney's reputation as an education centre to grow jobs and add diversity.</p> <p>Liveability Priorities</p> <p>Planning to meet the demand for school facilities and supporting innovative school planning and delivery is identified as a liveability priority for the North District which responds to people's need for services. Specifically, 196,350 more people are anticipated by 2036 with 75,100 additional people aged 65+.</p> <p>By providing improved educational infrastructure and school facilities, a wide range of people will be accommodated, as required by the Plan's priorities. By 2036 significant growth in the primary and secondary school aged population is expected to result in an increase in school enrolments of around 29,000 or 21% based on the current enrolments in government and non-government schools.</p> <p>The proposed Masterplan at the subject sites will contribute to delivery educational infrastructure as land becomes scarcer and school planning is required to meet significant increasing demand in North Sydney. Integrated school investment has been identified as a solution to development sites based on the unique characteristics of the District's communities. The existing school infrastructure at St Aloysius' College requires redevelopment to improve on-site facilities and will be achieved through innovative approaches to the use of land, facilities, and floor space. These innovative approaches include using travel management plans that identify and reduce car use. The subject sites are located within close proximity to Milsons Point Train Station and therefore facilitate and encourage the use of public transport.</p> <p>Sustainability Priorities</p> <p>As well as growing, landscapes, waterways and biodiversity should be protected and enhanced, and efficiency and resilience promoted. Sustainability also requires consideration of the extra 20% of 5 to 19-year old by 2036.</p> <p>The proposed Masterplan will augment the efficiency with which land is used through the diversification and densification of uses that are highly compatible with surrounding development and coordinated with supportive infrastructure. The redevelopment of land that has been historically developed will promote the creation of a better-quality environment built on the principles of sustainability.</p>
<p>COMMONWEALTH LEGISLATION</p>	
<p>ENVIRONMENTAL PROTECTION AND BIODIVERSITY AND CONSERVATION ACT 1999</p>	<p>The <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage, nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as matters of National Environmental Significance.</p> <p>Under the EPBC Act, a person must not, without an approval under the Act, take an action that has or will have, or is likely to have, a significant impact on a matter of National Environmental Significance. These matters are listed as:</p> <ul style="list-style-type: none"> ▪ The world heritage values of a declared World Heritage property;

Table 14 | Environmental Planning Legislation

	<ul style="list-style-type: none"> ▪ The ecological character of a declared Ramsar wetland; ▪ A threatened species or endangered community listed under the Act; ▪ A migratory species listed under the Act; ▪ The environment in a Commonwealth marine area or on Commonwealth land. <p>As the proposal does not involve any clearing any significant vegetation across the Site, consideration of the Environment Protection Biodiversity Conservation Act is not required. Further to the above, the Site does not contain any National Heritage Items. The Sydney Harbour Bridge is the closest National Heritage Item, within proximity of the Site.</p> <p>As such, the Site does not contain, and is not in the immediate vicinity of, any matters which are protected by the EPBC Act. Therefore, no referral to the Commonwealth Department of Environment is required.</p>
--	--

STATE LEGISLATION

<p>ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 2000</p>	<p>The <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) is the overarching governing document for all development in NSW. Pursuant to Section 4.36 (2), the EP&A Act provides that:</p> <p>A State environmental planning policy may declare any development, or any class or description development, to be State significant development.</p> <p>The proposed development is identified as State Significant Development under SRD SEPP.</p> <p>Pursuant to Section 4.12 (8), <i>a development application for State significant development or designated development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.</i> Accordingly, this application meets the requirements of the EIS.</p> <p>Additionally, Section 4.22 of the EP&A Act outlines the provisions for concept development applications and staged development, as follows:</p> <p>Additionally, Section 4.22 of the EP&A Act outlines the provisions for concept development applications and staged development, as follows:</p> <ol style="list-style-type: none"> (1) <i>For the purposes of this Act, a concept development application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.</i> (2) <i>In the case of a staged development, the application may set out detailed proposals for the first stage of development.</i> (3) <i>A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.</i> (4) <i>If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of</i>
--	---

Table 14 | Environmental Planning Legislation

	<p><i>development on any part of the site concerned unless:</i></p> <p>(a) <i>consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or</i></p> <p>(b) <i>the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.</i></p> <p><i>The terms of a consent granted on the determination of a concept development application are to reflect the operation of this subsection.</i></p> <p>(5) <i>The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications.</i></p> <p><i>Note. The proposals for detailed development of the site will require further consideration under section 4.15 when a subsequent development application is lodged (subject to subsection (2)).</i></p> <p>Pursuant to Section 4.22, consent is sought for staged development, inclusive of a Concept Master Plan and Stage 1 Built Form approval.</p>
<p>ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000</p>	<p>The <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation) prescribes requirements for Environmental Impact Statements in Schedule 2.</p> <p>Pursuant to Schedule 2, Part 3 identifies the requirements of an EIS. It is considered this application meets the relevant requirements and adequately assesses the Concept Master Plan and Stage 1 Detailed Built Form.</p>
<p>STATE REGIONAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT 2011)</p>	<p><i>State Environmental Planning Policy (State and Regional Development) 2011</i> (SEPP SRD) identifies development types that are of state significance or that is state significant infrastructure or critical significant infrastructure.</p> <p>The St Aloysius' College staged development has been confirmed by the NSW Government as SSD under SEPP SRD, as it falls within one of the classes of development listed in Schedule 1 of SEPP SRD:</p> <p><i>'development that has a capital investment value of more than \$20 million for the purpose of alterations and additions to an existing school'</i></p> <p>The proposed development is defined as "educational establishments" and has a capital investment of:</p> <ul style="list-style-type: none"> ▪ Concept Master Plan: \$70,000,000 ▪ Stage 1 Detailed Built Form Approval: \$62,500,000 <p>This is well in excess of the minimum threshold of \$20 million under SEPP SRD and therefore qualifies as State Significant Development.</p>

Table 14 | Environmental Planning Legislation

	<p>A Quantity Surveyors Report prepared by WT Partnership accompanies this application as Appendix 2 and Appendix 3.</p>
<p>STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017</p>	<p>The <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> (SEPP Education & Child Care) was released by the Department of Planning & Infrastructure in September 2017.</p> <p>The SEPP consolidates all educational facilities into one document and proposes to remove Division 3 Educational Establishments from SEPP Infrastructure 2007. The Exempt and Complying Development provisions have been expanded to deliver new facilities and upgrade existing facilities faster.</p> <p>The new quality design principals prescribed for schools in Schedule 4 ensure school facilities are well designed, sustainable and align with the character of the local neighbourhood. In addition, facilities should be welcoming, accessible and fit for purpose.</p> <p>Alterations and additions to existing schools with a project value of \$20 million or more will become State Significant Development (SSD) and are to be assessed by the Minister of Planning.</p> <p>The proposed Concept Master Plan and Built Form Approval involves works which equate to a capital investment value of more than \$20 million and therefore the development will remain as State Significant Development.</p> <p>Clause 42 of the Education SEPP states that:</p> <p style="text-align: center;"><i>"development consent may be granted to development for the purpose of a school that is state significant development even though the development would contravene a development standard imposed by the local environmental plan under which the consent is granted"</i></p> <p>Notwithstanding the above, a Clause 4.6 variation has been prepared for the Main Campus Built Form Approval to demonstrate compliance with the Height of Buildings development standard contained within the North Sydney Local Environmental Plan 2013 would be unreasonable or unnecessary.</p>
<p>STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE)</p>	<p><i>State Environmental Planning Policies (Infrastructure) 2007</i> (SEPP Infrastructure) provides the legislative planning framework for infrastructure and the provision of services across NSW. The relevant provisions of this SEPP are discussed below.</p> <p>Provisions relating to 'educational establishments' are provided in Part 3, Division 3 of SEPP Infrastructure in respect to works that require development consent or are permitted without development consent.</p> <p><u><i>Clause 28 – Development Permitted with Consent</i></u></p> <p>The clause permits development for an Educational Establishment on land in a prescribed zone or on land where there is an existing Educational Establishment. Therefore, the proposed development is permissible with consent.</p> <p><u><i>Clause 87 – Impact of Rail Noise or Vibration on Non-Rail Development</i></u></p>

Table 14 | Environmental Planning Legislation

	<p>Consideration of the NSW Government “Development Near Rail Corridors and Busy Road – Interim Guideline” will be applied at the detailed DA stage for the Junior Campus. Matters such as design, orientation, and room layout; design features and building treatment will be explored and adopted as part of the detailed DA stage. This will ensure that road related noise and air pollution impacts are mitigated to achieve internal conditions are appropriate for future school operations.</p> <p><u>Clause 104 – Traffic Generating Development</u></p> <p>This clause identifies when a development application is required to be referred to the Roads and Maritime Services (RMS). In this instance, the proposal does not seek to increase student or staff numbers. Subsequently, the proposal should not be required to be referred to RMS.</p> <p>A Traffic Impact Assessment is provided at Appendix 13 and addresses traffic generation, access, and car parking.</p> <p>It is considered that the proposal complies with the relevant requirements of SEPP Infrastructure.</p> <p><u>Schedule 3</u></p> <p>On September 1, 2017, Division 3 of SEPP Infrastructure was repealed and SEPP (Education and Child Care) came into play. As such, in respect to Schedule 3 of the Infrastructure SEPP, as the development will not result in more than 50 additional staff or students, the development does not required referral to the Roads and Maritime Services (RMS), as per Schedule 3 of SEPP Infrastructure.</p>
<p>STATE ENVIRONMENTAL PLANNING POLICY NO. 19 – BUSHLAND IN URBAN AREAS</p>	<p>The provisions of <i>State Environmental Planning Policy No 19 – Bushland in Urban Areas</i> (SEPP 19) do not apply to the proposed development.</p>
<p>STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON RURAL AREAS) 2017</p>	<p>The Site lies within a local government area (North Sydney Council) and land zone (SP2 and R2) which are subject to the vegetation SEPP.</p> <p>Clause 7 of Vegetation SEPP provides that vegetation across the Site may not be cleared without either a Council permit or a relevant development consent in place. Should the vegetation clearing proposed exceed the biodiversity offset scheme threshold (as defined in the Biodiversity Conservation Act 2016), then approval to clear this vegetation must be obtained from the Native Vegetation Panel under Part 4 of the Vegetation SEPP.</p> <p>On balance, any loss of any vegetation is considered to be acceptable given the substantial benefits associated with the project and the extent of proposed landscaping, as well as the wider benefits of the proposed development.</p> <p>A Preliminary Assessment of the on-site vegetation was carried out in February 2017. The assessment reviewed 60 trees across the three (3) campuses that were identified as being at risk due to the proposed future development. This investigation assisted in the preparation of the Concept Master Plan, and the</p>

Table 14 | Environmental Planning Legislation

	<p>findings have been adopted in the Landscape Master Plan (Appendix 12).</p> <p>Following community consultation and detailed design, further investigation was sought in relation to the existing vegetation on the Main Campus, in particular the Liquidamber (Tree 60) located on the neighbouring eastern boundary of Upper Pitt Street, Craiglea House, 49 Upper Pitt Street, Kirribilli. Although the subject tree is located on the adjacent property, the proposed development will be within the calculated TPZ and also has lateral branches which extend over the school property line. The Arborist Report (Appendix 42) makes the following recommendations:</p> <ul style="list-style-type: none"> ▪ Tree 60 was recommended for retention and requires specific measures during construction to ensure it remains viable following the completion of works. ▪ The full encroachment, if any of tree 60 cannot be determined until verification of roots with the St Aloysius' College – Middle School has occurred. At this stage the current proposed design cannot be termed a major or minor encroachment. ▪ Tree 60 may require some targeted reduction pruning of several lower lateral branches during the installation of the vertical garden and/or the new landscape plantings. It is anticipated that minor pruning only will be required of less than 10% of the trees total canopy. ▪ Tree 60 requires specific measures during the construction stage. Tree protection measures include, but are not limited to: <ul style="list-style-type: none"> - Activities restricted within the TPZ - Involvement from the project arborist - Compliance reporting. <p>Demolition and construction works will be undertaken in accordance with the recommendations of the Arborist Report to ensure that the trees to be retained both within and surrounding the Site are suitable protected.</p>
<p>STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND</p>	<p>Under the provisions of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> (SEPP 55), where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:</p> <ul style="list-style-type: none"> (a) <i>It has considered whether the land is contaminated, and</i> (b) <i>If the land is contaminated, it is satisfied that the land is suitable in it contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</i> (c) <i>If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i> <p>The proposed development involves the continuation of the existing use of the site for educational uses. A Geotechnical Interpretive Report was carried out by WGE. The scope of investigation was constrained by limited available space to undertake intrusive investigations. The findings of the assessment are attached in Appendix 23. The Site has not been subject to any known contaminating uses. The majority of the College is currently occupied by existing buildings and structures.</p> <p>Based on the results of the Site investigations, the report provides general</p>

Table 14 | Environmental Planning Legislation

	<p>advice on the geotechnical aspects of the proposed development. The report makes a number of recommendations to address specific issues during the demolition, excavation and construction phases.</p> <p>Regardless, the findings do not identify any form of Site contamination across the College.</p>
--	--

7.2 NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

North Sydney Local Environmental Plan 2013 (NSLEP 2013) provides the local statutory planning provisions and controls to the site. The relevant NSLEP 2013 provisions applicable to the concept proposal and Stage 1 works are addressed below.

For the purpose of consistency, each campus will be assessed individually. **Table 15**, **Table 16** and **Table 17** below set out the proposal's compliance against the relevant provisions.

7.2.1 JUNIOR CAMPUS – 29 BURTON STREET KIRRIBILLI

Table 15 | North Sydney Local Environmental Plan

Control	Compliance
Clause 2.1 Land Use Zones	The is zoned SP2 Infrastructure (Educational Establishment). Educational Establishments are permissible under the SP2 Zone.
Clause 2.3 Zone Objectives	<p>The objectives of the SP2 Zone are:</p> <ul style="list-style-type: none"> • <i>To provide for infrastructure and related uses.</i> • <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure.</i> <p>The proposal is consistent with the objectives of the SP2 Infrastructure (Educational Establishment) as it will provide additional educational infrastructure in accordance with the prescribed zoning of the Site.</p>
Clause 4.1 Minimum Subdivision Size	No subdivision is proposed as part of this development application.
Clause 4.3 Height of Buildings	<p>Pursuant to Clause 4.3 of NSLEP 2013, this Site is subject to the following prescribed maximum building height:</p> <ul style="list-style-type: none"> ▪ 8.5m <p>At present, the proposal for the Junior Campus is for Concept Plan only. Regardless, the variation to the development Standard has been addressed under a Clause 4.6 Variation (Appendix 41).</p>
Clause 4.4 Floor Space Ratio	There is no maximum floor space ratio (FSR) applying to the Site.
Clause 5.9 Preservation of trees or vegetation	Refer to Vegetation SEPP
Clause 5.10 Heritage Conservation	<p>The Junior Campus is identified to contain the following:</p> <ul style="list-style-type: none"> ▪ 29 Burton Street, Kirribilli (Item No. I0188) <p><u>Statement of Significance:</u></p>

Table 15 North Sydney Local Environmental Plan	
	<p><i>Important example of government school of the period, and in particular, a fine example of W. Kemp's work. A high degree of stylistic unity is achieved in a primarily functional building using simplified Italianate features and a careful arrangement of mass and proportion. An important local government school, now superseded (sic) by the centralisation of educational institutions in the 1980s. Now functions as part of private school was the first public or government school on the north shore.</i></p> <p>In addition, the Junior School is located in close proximity to the following heritage items, identified within NSLEP 2013:</p> <ul style="list-style-type: none"> ▪ Careening Cove Conservation Area (CA10); ▪ 7-9 Broughton Street, Kirribilli (Heritage No. I0185); and ▪ 11-17 Broughton Street, Kirribilli (Heritage No. I0186). <p>The heritage assessment undertaken by NBR Architecture (Appendix 16) demonstrates the proposed Concept Plan has been located to minimise adverse impacts on significant views to and from the heritage items in the immediate area and the Careening Cove Conservation Area. Overall, the proposed Concept Plan will have an acceptable visual impact and will maintain view corridors along adjoining streets. As such, there will be no adverse impact, subject to the implementation of mitigation measures.</p> <p>The Site does not contain any State Heritage Items protected under the Heritage Act 1977. The Site does not contain any National Heritage Places, Commonwealth Heritage Places or Heritage Properties protected under the Environment Protection and Biodiversity Conservation Act 1999. The closest National Heritage Place to the Site is the Sydney Harbour Bridge, which is located around 130m west of the Site.</p>
Clause 6.9 Limited Development in the Foreshore Area	The Junior School Campus is not identified as being within the foreshore area or within the foreshore building line.

7.2.2 SENIOR CAMPUS – 1-5 JEFFREYS STREET, KIRRIBILLI

Table 16 sets out the proposal's compliance against the relevant provisions.

Table 16 North Sydney Local Environmental Plan	
Control	Compliance
Clause 2.1 Land Use Zones	<p>The Senior Campus zoned SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential. Educational Establishments are permissible within the SP2 Zone.</p> <p>The R2 Low Density Residential zone is a prescribed zone for educational establishments under Clause 27 in SEPP Infrastructure. In accordance with Clause 28, the proposal is also permitted with development consent:</p> <p style="text-align: center;">28 Development permitted with consent</p> <p style="text-align: center;">(1) Development for the purpose of <i>educational establishments</i></p>

Table 16 | North Sydney Local Environmental Plan

	<p><u>may be carried out by any person with consent on land in a prescribed zone.</u></p> <p><i>(1A), (1B) (Repealed)</i></p> <p><i>(1C) Development for a purpose specified in clause 31A (1) may be carried out by any person with consent on land on which there is an existing school or TAFE establishment.</i></p> <p><i>(2) Development for any of the following purposes may be carried out by any person with consent on any of the following land:</i></p> <p><i>(a) development for the purpose of educational establishments—on land on which there is an existing educational establishment,</i></p> <p><i>(b) <u>development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment.</u></i></p> <p><i>(3) An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment.</i></p> <p>The R2 zone is a prescribed zone pursuant to SEPP Infrastructure. The proposal is permissible pursuant to SEPP Infrastructure being for an educational establishment on land zoned R2 Low Density Residential.</p>
<p>Clause 2.3 Zone Objectives</p>	<p>The proposal is consistent with the objectives of the SP2 Infrastructure (Educational Establishment) as it will provide additional educational infrastructure in accordance with the prescribed zoning of the Site.</p> <p>The proposal is consistent with the objectives of R2 Low Density Residential zone where relevant, as it will provide services and infrastructure to meet the day to day needs of the local community in a highly accessible location.</p>
<p>Clause 4.1 Minimum Subdivision Size</p>	<p>No subdivision is proposed as part of this development application.</p>
<p>Clause 4.3 Height of Buildings</p>	<p>Pursuant to Clause 4.3 of NSLEP 2013, the Site 1 is subject to the following prescribed maximum building height:</p> <ul style="list-style-type: none"> ▪ 12m – SP2 Educational Establishment ▪ 8.5m – R2 Low Density Residential <p>The proposed single storey ground floor extension will sit below the existing building height and will not exceed the maximum prescribed building height for the Senior Campus.</p> <p>By virtue of the placement of the built form, the proposed building height is compliant. All other proposed works to the Main Campus will be carried out internally.</p>
<p>Clause 4.4 Floor Space Ratio</p>	<p>There is no maximum floor space ratio (FSR) applying to the Site.</p>
<p>Clause 5.9 Preservation of trees or vegetation</p>	<p>Refer to Vegetation SEPP</p>

Table 16 North Sydney Local Environmental Plan	
Clause 5.10 Heritage Conservation	<p>Site 2 includes the former residence, Wyalla, which is identified as a heritage item (Item No. I0292) under North Sydney LEP 2013.</p> <p><u>Statement of Significance:</u></p> <p><i>A large mansion of the later-nineteenth century on a landmark site in Kirribilli, now with long associations with a significant private school. Interesting use of Italianate and other details.</i></p> <p>Further to the above, the Senior School is located within close proximity to the following heritage items:</p> <ul style="list-style-type: none"> ▪ <i>Craiglea</i>, 49 Upper Pitt Street, Kirribilli (Item No. I0288); ▪ Jeffreys Street Conservation Area (CA26). <p>The heritage assessment undertaken by NBR Architecture (Appendix 17) demonstrates there will be no adverse impact on the heritage buildings on the Site, subject to the implementation of the suggested recommendations.</p> <p>It is noted, the Site does not contain any State Heritage Items protected under the Heritage Act 1977. The Site does not contain any National Heritage Places, Commonwealth Heritage Places or Heritage Properties protected under the Environment Protection and Biodiversity Conservation Act 1999. The closest National Heritage Place to the Site is the Sydney Harbour Bridge, which is located around 130m west of the Site.</p>
Clause 6.9 Limited Development in the Foreshore Area	<p>The Site is not identified as being within the foreshore area or within the foreshore building line.</p>

7.2.3 MAIN CAMPUS – 49 UPPER PITT STREET KIRRIBILLI

Table 17 sets out the proposal's compliance against the relevant provisions.

Table 17 North Sydney Local Environmental Plan	
Control	Compliance
Clause 2.1 Land Use Zones	<p>The Main Campus is zoned <i>SP2 – Infrastructure</i> under the provisions of NSLEP 2013 (Figure 13) and therefore the proposal is permitted with development consent.</p>
Clause 2.3 Zone Objectives	<p>The proposal is consistent with the objectives of the SP2 Infrastructure (Educational Establishment) as it will provide additional educational infrastructure in accordance with the prescribed zoning of the Main Campus.</p>
Clause 4.1 Minimum Subdivision Size	<p>No subdivision is proposed as part of this development application.</p>
Clause 4.3 Height of Buildings	<p>Pursuant to Clause 4.3 of NSLEP 2013, the Main Campus is subject to the following prescribed maximum building height:</p>

Table 17 North Sydney Local Environmental Plan	
	<ul style="list-style-type: none"> ▪ 12m – SP2 Educational Establishment <p>The highest point of the existing built form is 53.26RL. In essence the proposed built form intends to sit within the existing building envelope. The highest point of the proposed development is 46.96RL, exceeding the prescribed maximum height limit by 3.78m.</p> <p>See further discussion in Appendix 40 of this report, which includes a request to vary the height development standard in accordance with Clause 4.6 of NSLEP 2013.</p> <p>By virtue of the placement of the built form, the proposed building height is compliant. Notwithstanding, a Clause 4.6 as been prepared for the proposed development.</p>
Clause 4.4 Floor Space Ratio	There is no maximum floor space ratio (FSR) applying to the Site.
Clause 5.9 Preservation of trees or vegetation	Refer to Vegetation SEPP
Clause 5.10 Heritage Conservation	<p>St Aloysius' College Main Campus is located close to the following heritage items identified under Schedule 5 of NSLEP 2013:</p> <ul style="list-style-type: none"> ▪ Craiglea, 49 Upper Pitt Street, Kirribilli (Item No. 10288) <p><u>Statement of Significance:</u> <i>An elegant late nineteenth century two storey mansion in the Italianate style, and the last still on its original subdivision extending from Pitt Street to Kirribilli Avenue. One of the best Italianate style mansions in Kirribilli now incorporated into a residential development in Kirribilli.</i></p> <ul style="list-style-type: none"> ▪ Jeffreys Street Conservation Area <p><u>Statement of Significance</u> <i>The Jeffreys Street Conservation Area is significant:</i></p> <ul style="list-style-type: none"> (a) <i>For the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography;</i> (b) <i>As an area of mid to late Victorian and Federation speculative terraces that are a remnant of the early development of the area prior to the clearances for the construction of the Sydney Harbour Bridge.</i> <p>The proposed North-East Wing and Multi-Purpose Building are outside of the identified heritage items. The heritage assessment undertaken by NBRS Architecture (Appendix 18) demonstrates there will be no adverse impact on the heritage buildings on the Site, subject to the implementation of the suggested recommendations.</p> <p>The Site does not contain any State Heritage Items protected under the Heritage Act 1977. The Site does not contain any National Heritage Places, Commonwealth Heritage Places or Heritage Properties protected under the Environment Protection and Biodiversity Conservation Act 1999.</p>

Table 17 North Sydney Local Environmental Plan	
	The closest National Heritage Place to the Site is the Sydney Harbour Bridge, which is located around 130m west of the Site.
Clause 6.9 Limited Development in the Foreshore Area	The Site is not identified as being within the foreshore area or within the foreshore building line.

Overall, the proposal is considered to support the relevant objectives as follows:

- The proposed Concept Master Plan and Built Form Approval provides for the physical development of the campuses, ensuring the best outcomes for teaching and learning, as well as the ongoing support of the St Aloysius' College;
- The proposal allows for the continued use of the Site for educational purposes within an established College environment;
- New buildings and structures have been carefully designed with regard to the Sites sensitivities, including its heritage contact, and its interface with neighbouring properties to ensure that potential impacts are minimised.

The purpose of the development is to provide school facilities to be used for the delivery of education and teaching programmes to children. The proposal comprises an integrated facility that has been purpose designed to suit the specific needs and operational requirements of St Aloysius' College.

7.3 NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

North Sydney Development Control Plan 2013 (NSDCP 2013) provides the design guidelines for future developments. However, the SEPP (State and Regional Development) 2011 excludes the application of development control plans to SSD projects under Clause 11. Notwithstanding, an overall commentary of the project relative to key NSDCP 2013 guidelines is included below.

Overall, the proposal achieves a high level of compliance with NSDCP 2013. An assessment of the proposed works have been carried out against the relevant development controls, and accompany this application as **Appendix 37**, **Appendix 38** and **Appendix 39**. The proposed works are generally compliant with the relevant controls, however, where the proposal departs from certain controls, the design satisfies the objectives of the control and will result in an improved environmental or amenity outcome, achieving the objectives of, and facilitating the development.

7.4 CONTRIBUTIONS

Section 94 Contributions will be calculated by Council in accordance with the North Sydney Section 94 Contributions Plan 2013.

PART H KEY ASSESSMENT ISSUES

8.1 OVERVIEW

PMDL Architecture and Design have designed the Concept Master Plan and Stage 1 Built Form approval to meet the specific ambitions and operational requirements of the College. The proposed height and built form specifically responds to the anticipated requirements of St Aloysius' College.

Overall, the proposed development has been designed to respond to St Aloysius' College local context, specifically having regard to the following:

- Existing site conditions including topography, built form and heritage features;
- Strategic targets to accommodate school buildings that will support the long-term requirements of St Aloysius' College; and
- Minimising the impact on surrounding development, with particular regard to the adjoining residential development.

The key considerations have been incorporated into the built form and urban design response and have been established in accordance with the SEARs and addressed in the following sections.

8.2 BUILT FORM AND URBAN DESIGN

An assessment of the proposed building envelopes relative to the site context and their surrounds for each Campus is provided below.

8.1.1 SITE LAYOUT

The proposed siting of the project has been determined with regard to site constraints including:

- The location of new buildings has been designed to allow for separation between new development and sensitive receivers;
- The proposed built form consists of an expansion of the existing building footprint to provide collaborative, connected, contemporary learning spaces;
- The proposed siting of the new development has been designed to accommodate a flagship building element for the Upper Pitt Street Campus. The siting of the proposed built form within the existing building envelope reduced the impact of the building bulk on this predominately residential street.

The location of the new buildings has been design to allow for separation between the new development and sensitive receivers. Primarily, the proposed built form will sit within the existing building envelope when viewed from the public domain to minimise the overall bulk and scale.

8.1.2 BUILDING ENVELOPE AND DESIGN – CONCEPT MASTER PLAN

The proposed Concept Master Plan included in **Appendix 6** prepared by PMDL Architecture & Design identifies the proposed building envelopes within which the indicative built forms will occur. These built forms are indicative only at this stage and have been prepared to illustrate the sort of forms that may ultimately be proposed.

Approval is sought as part of the SSDA in relation to building envelopes Under the Concept Master Plan. Approved built form is also sought for the Senior Campus and Main Campus Separate and specific future development applications will be sought for the Junior Campus, which will detail how future buildings will contextually fit within the approved building environment will be prepared and submitted to the relevant authority.

8.1.3 BUILDING ENEVELOPE AND DESIGN – UPPER PITT STREET

The built form and urban design of the proposed development has been designed to accommodate a flagship building element to Upper Pitt Street and to respond to the surrounding context and includes:

- Considered site layout, incorporating appropriate setbacks, improved connectivity, and visual presentation;
- Provides a positive visual impact in the locality;
- Proposes appropriate height, bulk, and scale to accommodate high functionality for a leading school facility;
- Significant landscaping and recreational space across the Site including the introduction of primary open space on the rooftop terrace.

The building heights proposed are not excessive when viewed in the context of the surrounding development. Building heights reflect the existing building forms within and adjoining the Site. The built form and urban design response for the proposed development will make a positive contribution to the locality and maximises opportunities for Site landscaping and recreational space.

8.1.4 BUILDING ENVELOPE AND DESIGN – WYALLA

The proposed development has been designed to be consistent with the massing of existing buildings on the Senior Campus, whilst delivering a future-focused learning environment. When viewed from the public domain the proposed development will not dominate the streetscape but sit alongside or under the existing building line. This will enable existing significant buildings, in particular Wyalla, to continue to be the most prominent buildings across the Senior Campus. Similarly, when viewed from Robertson Lane, the proposed development sits below the existing building line.

Central to the Senior Campus development is the creation of larger formatted general learning spaces to address the current shortfall in quality and appropriately sized learning spaces. Overall, the single storey addition to the eastern side of the heritage building fronting Robertson Lane, as well as internal refurbishment of the existing teaching and learning facilities are required improvements to the Senior Campus.

8.3 ENVIRONMENTAL AMENITY

The proposed development has been designed to minimise and mitigate potential impacts on the amenity of the surrounding environment. Key considerations include:

- Visual privacy;
- Solar access and overshadowing;
- Views and Vistas in the locality;
- Wind impacts;
- Acoustic impacts.

Overall, the proposed development seeks to minimise adverse impact on the surrounding locality. The development will not change the existing character or use of the Site but will result in an increase in built development.

8.3.1 VISUAL PRIVACY

The overall intention of the proposed development is to sensitively respond to visual impacts by addressing the compatibility and harmony of built form within the context of its existing surroundings.

The Upper Pitt Street Campus is located adjacent to medium and high density residential development. The location of the North-East wing and infill development ensures that there are no undue impacts on the visual privacy of neighbouring development. The potential for overlooking has been minimised by the following:

- The eastern façade of the building allows natural light and ventilation into the building and filters external views to the east.
- The built form has a varying setback 3.5m to 4.05m from the eastern boundary, separated by landscaped areas and is at a lower level. This ensures appropriate separation.
- A three (3) to five (5) metre landscape setback will be provided on the rooftop terrace to minimise opportunities of overlooking.

Overall, it is considered the proposed development will provide appropriate mitigation measures and design solutions in order to alleviate undue impacts on visual privacy.

8.3.2 SOLAR ACCESS

Due to the orientation of the Site, the scale of the development and the location of the proposed building envelopes, there will be limited overshadowing impacts outside the school grounds, as a result of the proposed development. The project benefits from solar access are as follows:

- The principal open space, the rooftop terrace, receives sunlight throughout the year.
- The proposed built form is orientated to the north and will receive sunlight throughout the day.

The proposed development has been designed having regard to the solar access requirements of the surrounding residential properties. Shadow diagrams and independent elevation shadow diagrams have been prepared by PMDL Architecture & Design and Roberts Day and been included as **Appendix 8** and **Appendix 11** to demonstrate the impact of the proposed development on the solar access of the surrounding properties. As a consequence of the scale of the proposed development, the accompanying shadow diagrams have been prepared for the Upper Pitt Street Main Campus only.

The diagrams include the Winter Solstice, and March and September Equinox. Due to the orientation of the Campus, the key property that would be impacted by the proposed development on the Main Campus is 88 Kirribilli Avenue, Kirribilli.

Elevation studies of 88 Kirribilli Avenue demonstrate that the proposed development will not significantly impact solar access to the property and associated residential apartments. The accompanying solar analysis diagrams highlight the ground floor plane that is impacted by the whole property including the proposed development. Shadows illustrated on the elevation are predominately existing shadows, both in the morning and in the afternoon.

The proposed development does not adversely impact the adjoining buildings along Kirribilli Avenue.

The proposed development has been designed to ensure the proposed amount of direct sunlight received to 88 Kirribilli Avenue, remains completely compliant with the Apartment Design Guide (ADG), which requires a minimum of two (2) hours direct sunlight between 9am and 3pm at mid-winter.

Overall, the combined shadow studies demonstrate that the proposed development on the Main Campus will not significantly change the existing shadow impacts.

8.3.3 VIEW IMPACTS

Roberts Day has undertaken a Visual Impact Analysis (VIA) of the Upper Pitt Street Campus to determine the impact of the proposed development on views to and from neighbouring developments (refer to **Appendix 10**). The properties which are most affected by the proposed Stage 1 Built Form development have been assessed as part of the Visual Impact Analysis.

The Report has reviewed and assessed the sensitivity and magnitude of the proposed changes from key locations to assist people with interpreting any impacts they believe may exist. In many instances the proposed redevelopment of the College has responded to visual impacts by addressing the compatibility and harmony of the built form within the context of its existing surroundings. Overall, the findings of the VIA have revealed that in many instances, the visual impact and the quality of viewing locations was in fact improved through the clearing, modification and removal of existing visual obstructions.

A preliminary assessment against the principles established by Senior Commissioner Roseth of the Land and Environment Court of NSW in the judgement in *Tenacity Consulting v Warringah [2004]* NSWLEC 140 – Principles of view sharing: the impact on neighbours which provided a planning principle concerning view loss is provided below.

Application of the Four-Step View Sharing Principles in Tenacity

- **Step 1:** The view to be affected

The first step is the assessment of views to be affected. Senior Commissioner Roseth cites that water views are valued more highly than land views. Iconic views (eg. Opera House, Harbour Bridge and North Head), are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between the land and water

The views that are affected are described above and vary depending on the angle of view, and location of the property. The proposed development generally sits within the existing building envelope.

Roseth SC in *Tenacity* points out that water views are valued more highly than land views, as are whole views and those containing iconic features.

While the view loss may be considered to be moderate in some individual apartments if considered in isolation, when considered in relation to the controls that apply to the Site and the existing and desired future character, the extent of the visual impact is considered acceptable.

The proposed development will not contribute to further loss of views including water, land-water interfaces, whole views or scenic items. Overall, it primarily retains the existing outlook.

- **Step 2:** The part of the property from which views are obtained

The second step is considered from what part of the property the view is to be obtained. The protection of views across side boundaries is often more difficult than the protection of views from front and rear boundaries. In addition, whether the view is from a standing or sitting position is also of relevance. It is considered view from a sitting position are more difficult to protect than standing views.

The existing views are largely retained by the proposal. All of the views that were assessed as part of the accompanying VIA are obtained from areas which are considered to be important to the land owners, *Tenacity* points out the view loss should be assessed from the whole dwelling and not only in relation to the view to be affected.

With respect to the view of the identified properties, it is noted the existing views are largely retained by the proposed. It is not anticipated additional view loss will result as an outcome of the proposed development.

- **Step 3:** The extent of the impact

The third step is to assess the extent of the impact. The impact on views from living areas is more significant than from bedrooms or service areas. The proposed development will not alter nor obscure the existing views. Generally, the proposal will have a negligible impact on the existing views, both to and from the Site.

Considered in isolation, the extent of the view loss could be considered to be low to moderate, using the qualitative ratings recommended in Tenacity.

- **Step 4:** The reasonableness of the proposal

The fourth step is to assess the reasonableness of the proposal that is causing the impact. Commissioner Roseth states:

"development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable".

The proposed development has a maximum height of 16.28m, a variation of the existing height of 0.27m to 0.66m. It is considered the proposed development is reasonable as there is no resultant additional view loss. Therefore, while there is a view loss, the loss is reasonable in the circumstances.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site consistently result in impacts considered to be in the low to moderate and, in some cases, negligible ranges. In consideration of the Site, with significant presence and high sensitivity, the proposed development site most favourably in the context of its environment, as assessed.

8.3.4 WIND IMPACTS

SLR Consulting Australia Pty Ltd have completed a Comprehensive Wind Assessment (**Appendix 27**), for the proposed redevelopment of St Aloysius' College, specifically the Upper Pitt Street Main Campus.

The Wind Assessment has focused on the following key areas:

- Level 3 Roof Terrace & Level 4 Juana Mateo Roof Terrace;
- Southern Façade Feature Opening;
- Internal Zones Exposed to External Airflow;
- Internal Bounded Zones Eastern Half.

Wind speeds for the area of interest have been quantified using Computational Fluid Dynamics (CFD) analysis.

The following recommendations were made following the completion of the Wind Assessment:

- Implement operable louvres to the south and west facades; allowing openings to be fully closed during high wind conditions;
- Further away from the roof edges the wind flow may have a slightly downward arc, where vertical type screening, e.g. via landscaping, would be the optimum windbreak solution. It is noted that the Level 3 Roof Terrace has variations in RL, with planting included on some of the elevated zones. A localised area of potentially elevated winds has been identified at the southwest corner of the Level 3 terrace which would benefit from further analysis during the detailed design phase of the project.
- Retain the proposed 2.1m parapet along the Level 3 Roof Terrace.

The assessment identifies that wind conditions around the existing Site are generally suitable for pedestrians. Following the construction of the proposed development, the surrounding street network will remain suitable for pedestrians.

8.4 STAGING

As outlined in **Section 4.4**, the proposed Concept Master Plan is to be implemented in a staged manner on a site by site basis, over the course of 5 to 20 years.

It should be noted that flexibility in proposed staging sequence for each site will be required as the Master Plan progresses over its anticipated life span.

8.5 OPERATIONAL NOISE IMPACTS

SLR have prepared a Noise Impact Assessment to assess the potential acoustic impacts of both the Concept Proposal and the Stage 1 Built Form works on surrounding sensitive receivers (refer to **Appendix 15**). The assessment has been carried out in accordance with NSW regulatory requirements.

8.5.1 JUNIOR CAMPUS

The proposed Junior Campus Concept Plans were assessed as part of the Noise Impact Assessment. The following design aspects were identified as potential noise impacts:

- Rotating the existing outdoor Basketball Court to a new orientation within the school grounds in the same approximate location as it is currently place. This may have a very minor impact on the noise emissions to the surrounding residents, however this is not expected to be significant.
- A new subterranean basketball court which will open on to a landscaped 'amphitheatre' area, replacing the existing amphitheatre space. Due to the increased capacity of the sports activity and potential Saturday Sport activity, the new facility, this change does have the potential to create a noise impact on the surrounding sensitive receivers. However, it is also considered that through appropriate design of the building fabric, i.e. folding doors and ventilation system), along with an agreed-on management policy this noise impact can be suitably controlled to satisfy the relevant emissions criteria.

Acoustic treatments for the proposed works to the Junior Campus will be addressed in detail as part of the future detailed design Development Application.

8.5.2 SENIOR CAMPUS

The proposed development for the Seniors Campus, from a noise perspective, entails a minor increase in the building envelope at ground level, with no increase in occupancy, and the replacement of the existing external air-conditioning condenser units. As a result, the changes at Wyalla are expected to be negligible in terms of noise impacts and appropriate mitigation measures can be implemented to satisfy the required INP criteria.

8.5.3 MAIN CAMPUS

The assessment outlined the location of sensitive receivers and the existing noise environment. The residential receivers that may be affected as a result of the proposed works to the Main Campus are identified in **Figure 24** below.



Figure 24 | Affected Residential Receivers surrounding the Main Campus (Source: SLR, 2018)

In addition, in order to characterise the existing acoustical environment at the nearest sensitive receivers, unattended noise monitoring was conducted between Tuesday 10 October and Wednesday 18 October 2017, as the locations shown in **Figure 25**.



Figure 25 | Ambient Noise Logger Locations (Source: SLR, 2018)

SLR Consulting have also considered cumulative noise impacts based on the predicted noise levels for the relevant on-site activities. The major noise sources associated with the proposed development include:

- Student Activities;
- Façade Openings; and
- OOSH Events.

The cumulative noise predictions to the nearest residential receptors show that noise compliance is achieved at all residential receivers for all periods.

In addition, the subject modelling predicted the affected residential receivers for the existing operational scenario and the proposed scenario; student activities on the proposed infill building rooftop. The assessment found the impact in both scenarios to have a negligible noise impact on the residential receivers.

Further, the Noise Impact Assessment reviewed the locations and equipment selections for the proposed development. Based upon the review, it is envisaged that the mechanical plant noise sources will be controllable by common engineering methods that may consist of:

- Selection of low-noise units;
- Judicious location of plant;

- Barriers/enclosures and screening devices;
- Silencers; and
- Acoustically lined ductwork.

Overall, the Noise Impact Assessment concludes:

With the implementation of an acoustic barrier (with a minimum height of 2.1m) around the perimeter of the future rooftop terrace of infill building on the Main Campus, the proposed changes are considered to be acceptable and are not anticipated to result in adverse operational noise impacts at the surrounding residential receivers based upon the assessment presented in this report.

As such, it is considered the proposed development is compliant in terms of noise impact.

8.6 ECOLOGICAL SUSTAINABLE DEVELOPMENT

An assessment of the proposed Concept Master Plan and Stage 1 development has been undertaken Umow Lai and accompanies this application as **Appendix 26**.

The SEARs require consideration of the ESD principles defined in Clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regs), will be incorporated in the design and ongoing operation phases of the development.

Under Clause 7(4) of Schedule 2 of the Regs, the principles of ecologically sustainable development are as follows:

- (a) **The precautionary principle**, namely, that if there are threats of serious or irreversible environment damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*
 - i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
 - ii. an assessment of the risk-weighted consequences of various options,*
- (b) **Inter-generational equity**, namely, that the present generation should ensure that the health, diversity, and productivity of the environment are maintained or enhanced for the benefit of future generations,*
- (c) **Conservation of biological diversity and ecological integrity**, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
- (d) **Improved valuation, pricing, and incentive mechanisms**, namely, that environmental factors should be included in the valuation of assets and services, such as:*
 - i. polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance, and abatement,*
 - ii. the users of goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
 - iii. environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

A response to the above principles is provided below:

The Precautionary Principle

The built form embraces sustainable design principles as it has been planned to maximise the passive performance of the building by introducing abundant natural daylight and harnessing natural ventilation. Whilst a comprehensive climate risk assessment has not been carried out on the Site, any potential future

climate-driven risks relating to the Site have been considered, with the highest risk being an increase in maximum temperatures and the length and frequency of heat events.

Overall, the design directly addresses Greenhouse Gas Emissions (GHG Emissions) and their impact on climate change.

Inter-generational equality

The Concept Plan has embraced Indoor Environmental Quality as a fundamental requirement by focusing on delivering fresh air, optimum thermal comfort, quality acoustics, and low toxicity materials and finishes.

Furthermore, the proposal ensures that the educational use of the Site continues for the benefit of both the current and future generations. The new and upgraded facilities on the Site will enhance the educational experience of current and future staff and students.

Overall, the proposed site conditions, in combination with the proposed landscape design will result in the project actively engaging its occupants with their surroundings, which is considered a key factor in the link between building design and occupant wellbeing.

Conservation of biological diversity and ecological integrity

Whilst the proposed works have minimal impact on existing vegetation and biological communities on the Site, proposed works include re-instating additional site vegetation. The landscape design is currently considering a range of biodiversity enhancements on the Site, including additional planting and outdoor learning spaces, and a rooftop garden area which will significantly enhance the biological diversity across the Campus.

Improved valuation, pricing, and incentive mechanisms

The environmental targets for the project have largely been embedded in the nature of the development rather than as additional 'add-on' items. For example, works will be undertaken to improve the existing building fabric, thus enhancing its current performance. The proposed area will incorporate a higher degree of thermal efficiency and has been designed to optimise the distribution of daylight and natural ventilation into learning and teaching spaces – all of which will reduce the ongoing operating costs for the school. To measure and improve performance a utility monitoring strategy is also proposed for on-going management of energy and water consumption across the Site.

The ESD report at **Appendix 26** demonstrates in detail the project's commitment to ESD principles. Accordingly, the EIS has addressed the ESD Principles in the Regs, and it is demonstrated the proposed development will have some benefits to the community. Ultimately, the proposal will not cause serious or irreversible damage to the environment. Mitigation measures have been recommended where a potential risk has been identified.

Overall, the proposal incorporates a number of measures that contribute to an ecologically sustainable development.

8.7 HERITAGE

Heritage Impact Statements has been prepared by NBRS Architecture and accompany this application as **Appendix 16, Appendix 17, and Appendix 18.**

St Aloysius' College includes a number of heritage buildings of cultural, aesthetic, historical and social significance. The Staged Development aims to protect the School's heritage significance and the heritage qualities of St Aloysius' College by retaining the Site's key heritage Buildings.

The majority of the school campus is identified as a local heritage item under North Sydney LEP 2013.

- **Junior Campus:** 29 Burton Street, Milson Point (I0188) The Site is in the vicinity of the Careening Cove Local Heritage Conservation Area that includes several items of local heritage significance.
- **Senior Campus:** 1-5 Jeffreys Street, Milsons Point (I0242). The Site is in the vicinity of the Jeffreys Street Local Heritage Conservation Area that includes several items of local heritage significance.

The Main Campus on Upper Pitt Street is not listed under NSLEP 2013 as an item of heritage significance, nor is it located within a Heritage Conservation Area. However, the Site is adjacent to several items of local heritage significance including the Jeffreys Street Local Heritage Conservation Area.

St Aloysius' College does not contain any State Heritage Items protected under the Heritage Act 1977. St Aloysius' College does not contain any National Heritage Place, Commonwealth Heritage Places or Heritage Properties protected under the Environmental Protection and Biodiversity Conservation Act 1999. The closest National Heritage Place to St Aloysius' College is the Sydney Harbour Bridge, which is located around 130m west of the Main Campus.

The Heritage Impact Statements include a number of key findings to address the heritage impacts that may arise from the concept proposal. These findings will inform and guide the future detailed planning and design of the staged development of St Aloysius' College. The following provides a summary of the key findings.

8.7.1 JUNIOR CAMPUS

The proposed Concept Master Plan of the Junior Campus is considered to be generally acceptable in heritage terms for the following reasons:

- The proposed addition would enable essential educational facilities to be upgraded within the boundary of the Junior Campus;
- The proposed works have been located to minimise adverse impacts on significant views to and from heritage items in the immediate area and the Careening Cove Conservation Area;
- The scale, bulk and location of the proposed minor addition are acceptable in heritage terms as they would not visually dominate the former Milsons Point Public School, the St John the Baptist Anglican Church (7-9 Broughton Street), or other heritage items in the immediate area;
- The proposed development will have an acceptable visual impact on the existing sightlines between the Junior School and the Careening Cove Conservation Area;
- The location of the proposed works would maintain existing view corridors along street within the immediate Kirribilli area;
- The proposed works have been assessed by Casey & Lowe, Consulting Archaeologists as having an acceptable archaeological impact;
- The works would maintain a large section of the site as open playground to facilitate safe areas for activities within the boundary of the school.

Overall, the proposed building envelopes for the Junior Campus are considered acceptable from a heritage perspective.

8.7.2 SENIOR CAMPUS

The architectural expression and materials of the proposed external works would be compatible with other development on the site and commensurate with the quality of buildings in the immediate area. The single storey additions and stair enclosures would be lightweight construction, consistent with best-practice heritage principles so that they are recognisable as new work.

Overall, Wyalla and all surviving nineteenth century fabric is to be protected from damage during construction works.

8.7.3 MAIN CAMPUS

The Stage 1 Built Form Approval will have an acceptable heritage impact for the following reasons:

- The works would not result in the demolition of any identified heritage fabric or landscaping;
- The proposed landscaped area at the roof level would provide a secure outdoor area for students, staff and visitors within the boundary of the school;
- The landscaped roof area would increase the amenity of the school students and staff. No additional structure associated with the infill building would affect the interior appearance of the Chapel or its ceiling;
- The visual impact of the addition would be mitigated by limiting the building height to that established by the Upper Pitt Street building. The balustrade of the roof garden would include glass panels to minimise impacts on views from heritage items in the immediate areas;
- The proposed internal changes to the Great Hall would increase flexibility of the space. The replacement of the existing wall panels would enhance the acoustic performance within the hall;
- The works would generally improve the internal circulation within the Main Campus building and enable the school to address statutory access to premises requirements.

Overall as per **Appendix 18**, the proposed works are considered acceptable.

8.8 ARCHAEOLOGY

An Archaeological Impact Assessment has been prepared by Casey & Lowe to address the SEARs requirements. The Assessment accompanies this application as **Appendix 19**. In summary, the assessment concludes the following:

8.8.1 JUNIOR CAMPUS

The proposed works within the Junior School are at Concept Stage only as part of the current SSD Application. The study area comprises 1990s landscaped open hard courts and outdoor benching and is considered to have nil to low potential to retain archaeological remains that would meet the local significance threshold. This is due in part to the existing 20th Century development of the outdoor spaces and surrounding buildings that would have substantially disturbed and/or removed earlier remains. As such, the proposed development to construct a new sports facility and associated undercroft area approximately 6.5m below natural ground level is unlikely to result in any impacts to significant archaeological remains or relics.

8.8.2 SENIOR CAMPUS

The study area within the Senior School precinct is a small courtyard along the east side of the North Sydney LEP heritage listed 'Wyalla' building and is considered to have nil to low potential to contain archaeological remains due to more recent construction phases from the late twentieth onward that are anticipated to have removed any earlier archaeological remains. As such, the proposed works including minimal excavation for piers and a floating slab in-fill structure are unlikely to result in any impacts to significant archaeological remains or relics.

8.8.3 MAIN CAMPUS

The study area within the main campus is considered to have nil to low potential for archaeological remains as construction of the quadrangle and existing late twentieth-century buildings surrounding it will likely have resulted in complete removal of any earlier remains. As such, demolition works associated with removal of the existing concrete-paved quadrangle area to facilitate construction of an infill building is unlikely to result in any impacts to significant archaeological remains or relics.

Overall, the Assessment makes the following recommendations:

- *The SAC Main Campus, Senior Campus and Junior Campus Precincts have each been assessed as having nil to low potential to contain archaeological remains that meet the local heritage significance threshold and no further archaeological works are regarded as being required.*
- *If additional subsurface works are proposed outside the SAC study areas identified in this report, these would require assessment to determine their archaeological potential and significance.*
- *An unexpected finds procedure should be developed and implemented prior to the commencement of works on-site to explain the process of stop-work provisions should these be required. The Heritage Division should be notified if the demolition and/or construction works uncover or disturb any historical archaeological features or deposits.*
- *Proposed development of the Junior School Precinct is currently in Concept Stage only. Any future alterations to proposed works that have been assessed in this report would require additional archaeological assessment to determine their impact on potential archaeological remains that are outside the current project scope.*

Accordingly, no further investigative works for the Stage 1 Built Form Approval is required to be undertaken in regard to the Aboriginal cultural heritage of the Site.

8.9 INFRASTRUCTURE

A review of the existing utilities servicing St Aloysius' College campuses and the potential impact the proposed Concept Master Plan and Stage 1 Built Form Approval will have on the capacity of the existing services has been undertaken by Umow Lai (**Appendix 25**). The Infrastructure Assessment identified the following key findings/conclusions and recommendations for the three (3) Campuses, as follows:

8.9.1 JUNIOR CAMPUS

- The existing Water Main infrastructure and supply connection is adequately sized for potable water supply to the proposed development;
- Fire hydrant coverage is to be provided by external hydrants if coverage can be achieved with the final architectural layout. Alternatively, an onsite hydrant system will be provided, supplied from the Burton St water main;
- It is proposed to divert the existing 225 diameter sewer that currently crosses through the site from Crescent Place to Humphrey Place. The proposed diversion would direct the sewer in a north west direction, to discharge to the Burton Street main;
- The capacity of the existing Natural Gas supply is adequate for the proposed development.
- The existing electrical supply to the Junior Campus is rated at 225A and is provided with a solar PV installation with a rating of approximately 12kW. Energy billing data from September 2017 indicates that the maximum demand is approximately 100A. This indicates that there is approximately 40-50% of rated capacity as spare;
- Historical billing data for this site is not available via the online Ausgrid portal; as such, further monitoring is advised, and energy usage should be considered during the design of the new build area;
- The new build area should employ low energy use, high efficiency elements and where possible, natural ventilation strategies should be employed during the design development period to remain within the estimated spare capacity.

8.9.2 MAIN CAMPUS

- The existing Water Main Infrastructure and supply connection is adequately sized for potable water supply to the proposed development. A Sydney Water compliant backflow prevention device is to be installed directly downstream of the Sydney Water Meter;
- The existing hydrant system will be upgraded to be compliant with AS2419.1. This will include relocation of the Hydrant Booster to within sight of the Upper Pitt Street Entrance, and new Fire Water connection from the Upper Pitt Street 150 mm diameter water main;

- The capacity of the existing sewer connection is adequate for the proposed development;
- The NG meter and regulator assembly will require upgrade to meet the increased NG demand;
- Ausgrid have provided preliminary advice that a new substation will be required to serve the site demand, based on the revised maximum demand summary. The proposed location is within the Wyalla Senior Campus, in the south eastern corner, adjacent to Upper Pitt Street. The low voltage feed would reticulate below Upper Pitt Street towards a new Site Main Switch Board (SMSB). The new SMSB is proposed to serve the new build area on the east of the Site and to serve the existing main switchboard on LG3 off Jeffreys Street.

8.9.3 SENIOR CAMPUS

- The existing Water Main infrastructure supply connection is adequately sized for potable water supply to the proposed development;
- The capacity of the existing fire water supply infrastructure is suitable for the proposed development works; however, a new substation is proposed to be installed within the Senior campus in the south east corner of the site. The proposed location of the substation is within 10m of the existing booster assemblies. It is therefore proposed to relocate the booster assemblies to maintain 10m clearance of the proposed substation;
- The capacity of the existing sewer connection is adequate for the proposed development;
- The capacity of the existing NG infrastructure is suitable as there is no additional gas equipment proposed, however, a new substation is proposed to be installed within the Wyalla Senior campus in the south east corner of the site. The proposed location of the substation is within 10m of the existing NG meter and regulator assembly. It is therefore proposed to relocate the NG meter and regulator assembly to maintain 10m clearance of the proposed substation;
- The capacity of the existing power supply is inadequate for the proposed development. The proposed new substation for the Main Campus is planned to be located on the Wyalla Campus.

8.10 CONTAMINATION

The Site has historically been used as an educational establishment. As such, there is limited opportunity for contamination.

8.11 CONSTRUCTION IMPACT

A Preliminary Construction Management Plan has been prepared by TBH (refer to **Appendix 14**). The Preliminary Construction Management Plan details how the construction process will be managed in the context of an operating school and how impacts on the surrounding neighbourhood will be minimised.

8.11.1 CONSTRUCTION HOURS AND DURATION

The proposed hours of construction are:

- Monday to Friday: 7.00am to 6.00pm;
- Saturday: 8.00am to 1.00pm; and
- No work on Sundays and NSW Public Holidays.

The expected duration of construction for the Stage 1 Built Form Approval works is approximately 6 years. A preliminary construction schedule accompanies this application as an annexure to **Appendix 14**.

8.11.2 CONSTRUCTION NOISE AND VIBRATION

A Preliminary Noise Impact Assessment Plan has been prepared by TBH Consulting, and addresses construction noise and vibration, and the potential impacts of construction on surrounding sensitive receivers.

The following mitigation strategies can be implemented to minimise noise:

- excavation, piling, shoring and retention works will be undertaken primarily using non-percussive methods where achievable given the subsurface conditions;
- plant used intermittently during construction activities such as, trucks, excavators, cranes, piling machines will be turned off in periods between works activities rather than left idling;
- plant and equipment selection to reduce noise where possible; plant and equipment fitted with silencers where possible;
- erection of temporary screens to control dust and noise emissions, for example hoarding to the existing building as an acoustic barrier;
- vibration and noise awareness training for all site staff including subcontractors as part of general site induction and tool-box meetings;
- regular reviews of the program and construction methodologies to minimise the duration of noise-intensive works;
- adherence to permitted working times with approved flexible working hours to avoid noisy work during sensitive hours and school days; and
- acoustic testing of proposed methodologies.

The recommendations will be adopted during the construction phases of the proposed development.

8.11.3 PRELIMINARY CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

A Preliminary Construction Traffic and Pedestrian Management Plan (PCTPMP) has been prepared by Varga Traffic and accompanies this application as an annexure to **Appendix 14**. The PCTPMP establishes the principles for the management of the Site during construction. Key aspects of the PCTPMP are outlined below:

In order to maintain pedestrian safety during construction, the pedestrian footpaths will be kept free of waste, construction material or trip hazards associated with the development. Where a pedestrian path is

8.12 OTHER ASSESSMENT ISSUES

8.12.1 ACCESS

An Accessibility Design Assessment has been undertaken by Design Confidence to identify compliance with the accessibility provisions of BCA 2015 and the *Disability (Access to Premises – Building) Standards 2010: (Premises Standards)* (refer to **Appendix 36**)

The review concludes that the design of the proposed development is able to satisfy the relevant provisions of BCA 2015 and the *Disability (Access to Premises – Building) Standards 2010*.

Overall the assessment concludes that the design of the proposed works is above to meet the requirements of the performance-based BCA and the intent of the Disability Discrimination Act.

8.12.2 BCA

Design Confidence have prepared Assessment Reports for the three (3) Campus and associated development.

The preliminary assessment has found the design is capable of achieving compliance with the BCA subject to further detail at the design development stage. The assessment has also identified a number of non-compliances which are proposed to be addressed through Alternative Design Solutions at the Construction Certificate Stage. Notwithstanding the above, the development adequately satisfies the intent of being able to comply with the requirements of the BCA for the purpose of the SSDA Submission.

8.12.3 FIRE ENGINEERING

A Statement of Fire Engineering for the three (3) Campus developments has been prepared by ARUP and are included as **Appendix 33**, **Appendix 34** and **Appendix 35**. The statements identify the following proposed fire engineering alternative solutions:

JUNIOR CAMPUS

The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions. The design as it stands has not been developed using performance base fire engineering to achieve compliance with the Performance Requirements of the BCA. There may be minor non-compliances which may arise as the design develops, however, none that are foreseen to impact on the SSDA submission.

Overall, the fire safety aspects of the proposed development generally comply with the DtS provisions of the BCA. The identified non-compliances can be mitigated via fire engineering Performance Solutions, and as such, there are no issues that would affect the building layout arising from fire safety and hence no impediments to the issuing of consent for the proposed Concept Master Plan and Stage 1 Built Form Approval.

SENIOR CAMPUS

The proposed fire strategy for the Senior Campus relies on adequate and safe egress for occupants with multiple options for their evacuation. Target smoke compartmentation is included to help limit smoke spread throughout the building and to give occupants additional safe egress paths.

The fire strategy has taken into account the existing heritage constraints of the building and considers egress, firefighting and smoke and fire spread throughout. The strategy has allowed for the rationalisation of the following items listed below where non-compliances with the DtS Provisions as a result of the proposed development have evolved. The following are proposed to be addressed via fire engineering Performance Solutions:

- Openings within 3m of a boundary; and
- Interconnection of > 2 storeys.

Additional minor non-compliances may arise as the design develops, however none that are foreseen to impact on the SSD.

MAIN CAMPUS

The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions. However, it has been identified there are some aspects of the design, which are non-compliant with the DtS Provisions.

The following items have been identified by ARUP (**Appendix 35**) to be addressed via fire engineering Performance Solutions:

- *Rationalisation of compartmentation FRLs;*
- *Protection of openings within 3m of a boundary;*
- *Areas of extended travel distance;*
- *Non-fire isolated required stairs connect > 2 storeys;*
- *Non-continuous required fire stairs;*
- *Omissions of zone smoke control;*
- *Four storey connection is not designed in accordance with the atrium provisions contained within Part G3 and Spec G3.8; and*
- *Omission of the sprinkler system.*

Additional minor non-compliances may arise as the design develops, however none that are foreseen to impact on the SSD application.

Overall, it is considered that Performance Solutions addressing the non-compliances above will be feasible and compliance with the Performance Requirements of the BCA can be demonstrated.

8.12.4 GEOTECHNICAL

Wood & Grieves have prepared a Geotechnical Interpretive Report (**Appendix 23**) to obtain geotechnical information on the subsurface conditions and make recommendations on excavation, temporary batters, retention, groundwater, site classification, footings, earthworks, on-ground slabs, external paved areas, drainage, and soil aggression. The findings of the Interpretive Report are summarised:

- The Site is underlain by Hawkesbury Sandstone, with very minor shale and laminate lenses;
- No faults or geological structures are recorded to be present at the Site;
- The Boreholes revealed the subsurface generally comprised hard sand, overlying fill, overlying extremely weathered Sandstone and slightly weathered medium to high strength sandstone;
- Groundwater levels were encountered in boreholes at shall depths and will require management during excavations.

The investigations makes a number of recommendations to address specific issues during the demolition, excavation and construction phases of the project. The report made the following recommendations:

- Additional monitoring and pump testing of the groundwater monitoring wells is recommended to better characterise the groundwater regime and additional ground investigation may be required as detailed design;
- Further testing will be required to classify excavated materials removed from the Site for the purposes of waste classification and potential reuse;
- It will be essential during construction that regular geotechnical inspections and testing be commissioned to check initial assumptions about excavation and foundation conditions and likely variations that may occur between borehole locations.

The proposal will be undertaken in accordance with the techniques and recommendations made in Wood & Grieves Geotechnical Interpretive Report and standard conditions of consent.

8.12.5 FLOODING

The Main Campus and Senior Campus have been identified under the North Sydney Local Government Area Flood Study as being located in the broader floodplain area. The Campus are identified as being a minimal risk and it is considered the proposed development across both the Main and Senior Campus will not alter the existing flood levels.

8.13 SOCIAL IMPACT

The proposed development will improve the social wellbeing of the College and local community through the provision of new high quality educational facilities, designed to achieve best practice outcomes pursuant to the relevant Australian Standards, as discussed throughout this report. The community of the College have shown keen interest in the improvement of College facilities, as it will contribute to the social infrastructure of the locality and will address the needs of future generations.

The proposed development will meet the need of the students with a high quality design outcome across the three (3) campuses that will assist in meeting the educational needs of the College for the foreseeable future.

As such, it is considered the proposed development will have substantial positive social impacts.

8.14 SAFETY AND SECURITY

The Crime Prevention Through Environmental Design (CPTED) guidelines were prepared by the NSW police in conjunction with the Department of Planning. CPTED provides a clear approach to crime prevention and focuses on the 'planning, design and structure of cities and neighbourhoods'. The main aim of the policy is to:

- Limit opportunities for crime;
- Manage space to create a safe environment through common ownership and the encouraging the general public to become active guardians;
- Increase the perceived risk involved in committing crime.

The guidelines provide four key principles to limit crime, including. These are:

- Surveillance
- Access Control
- Territorial re-enforcement
- Space/activity management

Principle 1 – Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

- The proposed development orientates active areas such as ground floor open space and building entrances towards surrounding roads, pedestrian paths and communicable open space;
- The proposed development utilises low lying landscaping in appropriate locations to ensure there is no obstruction of surveillance opportunities;
- Learning precincts will continue to overlook building entrance and access ways.

Principle 2 – Access Control

Access Control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

- Create public spaces which attract, rather discourage people from gathering;
- Restrict access from the public to internal areas, or highly sensitive areas;
- During school hours, access to the school can only occur after visitor is sign-in at the main reception for both the Junior and Senior School.

Principle 3 – Territorial Reinforcement

- The provision of boundary treatments will emphasise the separation between the private and public realm;
- Well maintained planters, gardens and pavers will indicate the development is well-used and cared for to reduce criminal activity.

Principle 4 – Space Management

- Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements will be implemented to St Aloysius' College;
- On the ground level, pathways and planters will be well maintained;
- Continued repairs and maintenance will discourage vandalism;
- High quality materials, varied façade treatments and landscaping along boundaries will assist in discouraging vandalism and graffiti.

PART I CONSULTATION

In accordance with the SEARs issued for this project, consultation has, and will continue to be, undertaken with relevant public authorities, the community and Council.

Community Consultation commenced following the issue of the SEARs and involved providing detailed information about the content of the development to the local Community and stakeholders and providing opportunities to respond and provide feedback to the project team. At this time the proponent has not formed a view on the preferred configuration of the Concept Master Plan. The design of the project has subsequently progressed. The design team were advised of the concerns and issues identified during the preliminary round of community consultation and sought to address these matters as the detailed design progressed.

The objectives of the preliminary consultation were as follows:

- Identify key community stakeholders with an interest in the project;
- Provide relevant information and advise the local community about the proposed development;
- Promote awareness and appreciation of the proposed development;
- Provide opportunity for the local community to comment and provide feedback on the proposed development.

The key stakeholders that have been notified about the proposed SSD application have included:

- North Sydney Council;
- Local Elected Members;
- Neighboring Residents and Land Owners;
- Ex-students and family of St Aloysius' College.

The preliminary consultation undertaken in respect of the proposed development is documented in the Consultation Report attached at **Appendix 29**. The key matters identified in this report are summarised below.

9.1 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.

9.2 ROADS AND MARITIME SERVICES (RMS) 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.

9.3 SERVICE PROVIDERS

Consultation has been undertaken with the relevant services and infrastructure providers to identify existing capacity and scope for augmentation of existing networks and infrastructure to support the proposal. This has included the following agencies:

- Telstra;
- Sydney Water;
- Ausgrid.

The requirements of these agencies have been incorporated into the scheme design.

9.4 LOCAL COMMUNITY

The community consultation approach was based on extensive experience designing and delivering strategic communication and consultation processes for a variety of projects. The consultation program was designed to be practical and effective in capturing valuable feedback, mitigating risks, and highlighting key benefits of the project.

Prior to the public announcement of the project and the commencement of the public consultation process, letters were sent to the surrounding residents informing them about the upcoming public consultation of the Concept Proposal and Stage 1 works.

Engagement activities supporting the proposed development included the following:

- Distribution of a flyer to local residents inviting them to a Community Information Session on November 2017. The flyer was distributed two weeks prior to the event. The invitation was also published in the Mosman Daily Mail;
- A community consultation meeting was held on 15 November 2017 for members of the community to come and view the proposed development and raise any issues with representatives of the design team. There were 18 attendees registered;
- A second community consultation session was held on 18 November 2017 and attended by 23 local residents. This provided an additional opportunity for members of the local community to gain a better understanding and appreciation of the Concept Master Plan;
- An Information session was held on 16 November 2017 for the ex-students and Parents and Guardians of St Aloysius' College to provide the opportunity for members community to learn more about the Concept Proposal and how it will affect the students. 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. Several the phone calls were followed up by the Design team;

- An email address was created to provide an alternative medium for members of community to submit their feedback following the Information Sessions;
- The key matters raised related to the perceived bulk and scale, privacy and overshadowing;
- Residents of Craiglea, located to the east of Upper Pitt Street Campus, contacted St Aloysius' College via email raising concerns in relation to privacy, loss of view, overshadowing and the retention of the tree on the boundary of St Aloysius' College and Craiglea. The tree is located on Craiglea property boundary;
- An additional Information Evening was held on 31 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;
- Key findings of the Community Consultation and Information Sessions included the following:
 - What the proposed planning approval pathway will be;
 - Traffic improvements and future traffic management;
 - Proposed time to implement Stage 1 and the overall Concept Master Plan;
 - Potential loss of view;
 - Noise disturbance to residents from construction.

The proposed Concept Master Plan and Stage 1 detailed design have considered the issues raised in this consultation process. The Concept Master Plan and Stage 1 application will be put on public exhibition for comment and formal submission.

St Aloysius' College is committed to working closely with its neighbours throughout the construction process.

9.5 DESIGN CHANGES

Based on the extensive consultation with the relevant stakeholders, the design team sought to address the items through design alterations, focusing primarily on the proposed built form works to the Main Campus.

The following changes have occurred out of consideration for community feedback:

- Refinement of rooftop landscape buffer zones and privacy screening between the Main Campus and Eastern residential areas;
- Refinement of rooftop mechanical plant location in order to provide adequate setback from the boundary and appropriate levels of screening; and
- Infilling of existing drenched window openings on the existing south-eastern façade of Upper Pitt Street.

The Consultation Report can be found at **Appendix 29**.

Further, the proposed development will be placed on public exhibition for 30 days in accordance with Clause 4.20 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period, Council, state government agencies and the general public will have an opportunity to make submissions on the project.

PART J ENVIRONMENTAL RISK ASSESSMENT

The SEARS requires the EIS to include an environmental risk assessment to identify potential environmental impacts associated with the proposal. This is provided in the following section. The assessment undertaken comprised a qualitative assessment consistent with AS/NZs ISO 31000:2009 *Risk management – Principles and guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided.

It should be noted that the assessment is not intended to be exhaustive, rather it focuses on key impacts.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'/'

Likelihood

A	Almost Certain
B	Likely
C	Possible
D	Unlikely
E	Rare

Consequence

1	Widespread irreversible impact
2	Extensive by reversible (within 2 years) impact or irreversible local impact
3	Local, reversible (with 2 years) impact
4	Local, reversible, short term (<3 months) impact
5	Local, reversible, short term (<1 month) impact

Risk scores for likely and potential impacts were derived using the following risk matrix (**Figure 26**).

Significance of impact	Manageability of impact				
	5 Complex	4 Substantial	3 Elementary	2 Standard	1 Simple
1 – Low	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)	2 (Low)
2 – Minor	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)
3 – Moderate	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)
4 – High	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)
5 – Extreme	10 (High)	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)

Figure 26 | Risk Assessment Matrix

The results of the environmental risk assessment are presented in **Appendix 43**. This provides a risk rating prior to an mitigation and a residual risk rating after mitigation. The risk assessment has been based on information available at the time of finalising the EIS.

PART K MANAGEMENT AND MITIGATION MEASURES

The collective measures required to mitigate the impacts associated with the proposed works are detailed below. These measures have been derived from the previous assessment in **Section H** and those detailed in appended consultants' reports.

by Trustees
in relation to Concept Master Plan Approval and Stage 1 Built Form Approval
St Aloysius' College
29 Burton Street, Kirribilli
1-5 Jeffreys Street, Kirribilli
47 Upper Pitt Street, Kirribilli

St Aloysius' College will undertake the construction and operation of the proposed facilitate in accordance with the following:

The following defines some of the terms and abbreviations used in this statement.

Approval	The Minister's approval of the Project
BCA	Building Code of Australia
Council	North Sydney Council
Department	Department of Planning and Environment
Secretary-General	Secretary-General of the Department (or delegate)
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
The College	St Aloysius' College
Project	The development as described in the EIS
Site	Land to which the project application applies
Workcover	NSW WorkCover

ADMINISTRATIVE COMMITMENTS

Commitment to Minimise Harm to the Environment

- a) St Aloysius' College will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the project.

Occupation Certificate

- b) St Aloysius' College will ensure a staged Interim and Final Occupation Certificate is obtained prior to the occupation of the Stage 1 Development.

Terms of Approval

3. St Aloysius' College will carry out the project generally in accordance with the:
 - a) Environmental Impact Statement;
 - b) Drawings prepared by PMDL Architecture & Design and Arcadia;
 - c) Management and Mitigation Measures;
 - d) Any Conditions of Approval.
4. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

5. St Aloysius' College will ensure compliance with the relevant requirement/s of the Secretary-General of the Department of Planning and Environment arising from the Department's assessment of:
 - a) Any reports, plans, programs, strategies or correspondence that are submitted in accordance with this Approval; and
 - b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.

Access

6. St Aloysius' College will ensure at Construction Certificate Stage to ensure compliance with Part D3 BCA (2015) the following:
 - Provide door schedule which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.
 - Provide slip resistance certification for ramps, to show testing under wet surface conditions in accordance with AS4586 – 2013.
 - Detail all 1:14 gradients ramps to comply with AS1428.1 with regards to handrails on both sides with extensions and tactile ground surface indicators.
 - All public stairs to comply with AS1428.1 Cl 11 Stairs (2009).
 - Tactile indicators to be installed on the top and bottom of non-fire isolated stairs and ramps to comply with AS1428.4.1.

Operation of Plant and Equipment

7. St Aloysius' College will ensure that all plant and equipment used on Site is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.

SPECIFIC ENVIRONMENTAL COMMITMENTS

Noise

8. Construction on the Site will only be undertaken between 7am and 6pm Monday to Friday, and 8am to 1pm on Saturdays. No construction will be allowed on site on Sundays or Public Holidays.
9. Prior to the commencement of major construction works on the project, a Construction Noise and Vibration Management Plan will be updated, and submitted to North Sydney Council prior to the commencement of works.
10. Internal noise levels in educational spaces will be acoustically reviewed at the detailed design stage to account for the known building design, room uses and ventilation strategy. Any internal noise sources such as air conditioning , and any localized external noise sources including student activity will be considered.
11. A 2.1m glass acoustic fence will be positioned around the rooftop terrace on Upper Pitt Street to alleviate undue noise impacts on surrounding residential properties.

BCA

12. All new buildings will be designed to comply with the BCA standards.

Geotechnical

13. Site preparation and filling should be carried out in accordance with the guidelines contained in AS 3798 – 2007.
14. All excavated materials which are to be removed off the site will be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014).

Heritage

15. Undertake works in accordance with the measures identified in "Noise and Vibration".
16. Ensure demolition contractors are appropriately licensed and experienced contractors.
17. Erect suitable scaffold/hoardings and establish clear and safe work zones.
18. A heritage consultant should be engaged during construction to monitor the proposed development
19. The stone retaining wall located on the eastern boundary of the Site is to be retained in situ. In the event works are required to the sandstone retaining wall following the removal of plants, the wall is to be photographically recorded prior to repair. Demolition and construction works are to be designed to minimise risk of damage to the stone wall.
20. The Statue of Our Lady currently situated adjacent to the eastern boundary is to be either protected in situ throughout the construction works or dismantled, labelled and stored throughout the construction works, and relocated within the boundary of the Main Campus to interpret the history of the previous Chapel and history of the site generally.
21. The existing chapel ceiling is to be retained and conserved. The ceiling should remain exposed within the chapel space.

Archaeological Heritage

22. The Archaeological Assessment prepared by Casey & Low has concluded that the Stage 1 Built Form development has very low to low archaeological potential and that any possible features would be of local significance with low research potential. No further investigative work is required.
23. If during the course of the proposed development, any previously undetected Aboriginal "objects", shell or sandstone is uncovered, work must cease in the vicinity of the object and further advice sought from the consultant and Metropolitan Local Aboriginal Land Council.
24. An induction should be provided to all construction staff, employees, contractors and subcontractors in respect of Aboriginal heritage protection and their responsibilities under the National Park Act 1974 by a suitably qualified archaeologist. A written induction should also be provided for inclusion in all environmental and safety documentation for future reference.

Flora and Fauna

25. Implementation of tree protection measures as recommended in the Arboricultural Impact Assessment prepared by Abor Safe.
26. Exercise diligence by regularly monitoring the effectiveness and condition of specific tree treatment measures and make adjustments as necessary.

Waste

27. Waste generated during construction for disposal to be removed by a licensed waste contractor and disposed of in a licensed landfill facility as required.
28. Consider measures and performance-based targets for reduction, reuse and recycling options.

Air

Construction Traffic

29. During Construction:
 - a) All trucks entering or leaving the Site with loads have their loads covered;
 - b) Trucks associated with the project do not track dirt onto the public road;
 - c) The public roads used by these trucks are kept clean.

Dust Management

30. During the construction phase of the project, all reasonable and feasible measures to minimise the dust generated by the project.

Construction Noise Mitigation and Management

31. The Construction Contractor will need to, where reasonable and feasible, implement best practice noise mitigation measures, including:
- Judicious selection of mechanical plant and equipment (e.g. quieter machinery and power tools);
 - Maximising the offset distance between noisy plant items and nearby noise sensitive receivers.
 - Avoiding the coincidence of noisy plant working simultaneously close together and adjacent to sensitive receivers;
 - Orientating equipment away from noise sensitive areas;
 - Carrying out loading and unloading away from noise sensitive areas;
 - Localised shielding of noisy equipment;
 - Minimising consecutive works in the same locality;
 - Considering periods of respite.

An Environmental Risk Assessment to identify the potential environmental impacts associated with the construction of the development. The impacts and mitigations of that risk assessment have been incorporated in the above.

PART L PROJECT JUSTIFICATION

The proposal is considered to be justified in the context of environmental, social and economic terms and is compatible with the locality in which it is proposed.

This application is lodged on the basis of:

Supporting State, Regional and Local planning objectives

The proposal is consistent with the objectives, provisions and strategies outlined within NSW 2021, A Plan for Growing Sydney, and NSLEP 2013.

Appropriate use of an approved site

The proposal will retain and contribute to the provision of a state-of-the-art education facility. The strengthening of this sector is an important strategy for the infrastructure of the Sydney metropolitan area as a region as well as NSW. The development complements significant investment in infrastructure and will continue to be an employment generating development.

Environmental impacts have been minimised

Specialist consultants have assessed the risks and determined that the development can be undertaken with minimal environmental impacts. No significant risk to the locality is to result from the proposal.

Compatibility with surrounding development

The proposed use is compatible with existing uses on the subject site and adjacent land. The investigations undertaken as part of this application conclude that no significant cumulative impact would occur from the proposed use for the purpose of an educational establishment.

Ecologically Sustainable Development

The principles of ecological sustainable development as outlined in Clause 7(4) of the EP&A Regulations are addressed follows:

- *Precautionary Principle*
No unmanageable threat or irreversible damage to the environment has been identified in relation to the proposal.
- *Inter-generational Equity*
No unreasonable use of resources, affectation of environmental processes or prevention of the use of land for future generations will occur from the proposal.
- *Conservation of Biological Diversity and Ecological Integrity*
The site has been previously disturbed and does not present any risk to any significant ecological integrity.

No processes, habitats or species outside the site are likely to be significantly affected by the development.

- *Improved Valuation, Pricing and Incentive Mechanisms*
The proposal seeks to implement measures to avoid, contain and address any associated waste or pollution through appropriate design and management.

PART M CONCLUSION

This EIS has been prepared to consider the environmental, social, and economic impacts of the proposed development at St Aloysius' College. The EIS has addressed the issues outlined in the SEARs (**Appendix 1**) and accords with Schedule 2 of the EP&A Regulation with regards to consideration of relevant environmental planning instruments, built form, social and environmental impacts.

The proposal is considered appropriate for the location and should be supported by the Minister for Planning for the following reasons:

- It has been prepared having regard to the relevant planning legislation and is permissible with consent;
- The proposal has been prepared with regard to the relevant State and regional planning policies and strategies, and demonstrates consistency and compliance with the objectives of the strategic documents;
- It has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the planning controls for the Site including the North Sydney LEP 2013 and North Sydney DCP 2013;
- While the proposal results in a numeric non-compliance with the height standard in the North Sydney LEP, a justification has been provided under the accompanying Clause 4.6 (**Appendix 40** and **Appendix 41**) that finds that the standard is unnecessary and unreasonable in the circumstances;
- The proposal is suitable for the Site as evidenced by the Site analysis and various Site investigations, including geotechnical, visual impact assessment and heritage.
- The proposal does not have any unacceptable off-site impacts on adjoining or surrounding properties or the public domain, in terms of traffic, social and environmental impacts;
- The proposal improves on-site pedestrian circulation across the Campus;
- The proposal will not increase the number of students or staff at the school and as such does not constitute an intensification of the use of the Site;
- The proposed development is of a high quality in terms of built form, bulk and architectural treatment and responds positively to adjoining development. The proposal will make a positive contribution to the overall built form, and respects the architectural integrity and heritage character of St Aloysius' College and its environment;
- The proposal significantly improves the landscaping and recreational areas of the school with formalised landscaped learning areas, and upgraded landscape improvements;
- The proposal has addressed the concerns raised during community consultation with key stakeholders;
- The proposed development will result in an improved educational environment for the school through:
 - Promoting excellence in Catholic and Jesuit education; Building on the strengths of the past to inform the present and create new futures that will enable students to experience growth and success;
 - Achieve quality teaching and learning in all aspects of College life;

Addendum Environmental Impact Statement

Concept Master Plan and Stage 1 Built Form Approval
St Aloysius' College – Plan Magis

- The proposed development will contribute positively to energy efficiency and environmental sustainability. The proposed development has adopted and incorporated many ESD features to reduce energy consumption during the life of the proposed development.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to the Concept Master Plan and Stage 1 Detailed Built Form Approval.