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# Consultation Pre Lodgement Feedback Report

APRIL 2018

## **St Aloysius College Redevelopment SSD8669**

Prepared By  
**Urban Concepts**

In Conjunction With The  
**Craiglea Strata Committee**

For Submission To  
**St Aloysius College,  
NSW Department of Planning and Environment and  
North Sydney Council**

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# 1. INTRODUCTION

This submission documents the concerns held by the Craiglea Strata Committee in respect to the State Significant Development Application 8669 hereafter referred to as (SSD 8669) being advanced by St Aloysius College (hereafter referred to as The College) for its Junior, Middle and Senior Campuses. These comments are made in respect to the plans contained in Appendix A which were used by the proponent for its pre lodgement consultation process.

This submission should be regarded by St Aloysius College as the Craiglea Strata Committee formal feedback submission arising from the pre lodgement consultation process that was conducted to satisfy the Secretary's Environmental Assessment Requirements (hereafter referred to as the SEAR's).

Craiglea is a heritage listed property that comprises 19 residential apartments and is located at 49 Upper Pitt Street and 88 Kirribilli Avenue, Kirribilli. The Craiglea development is adjacent to and runs parallel to the eastern boundary of the St Aloysius Middle School Campus.

In making this submission, the Craiglea Strata Committee advises that it has made every effort to liaise with and participate in the consultation events that have been held for this project notwithstanding the limited lead times given to residents about forthcoming events and the staging of the consultation process in part over the 2017/2018 December to January school holidays.

The Craiglea Strata Committee has approached the consultation process in good faith providing access to their site for members of the St Aloysius project team. However, despite repeated requests to access architectural plans and technical information The College has repeatedly denied Craiglea's requests. The Strata Committee is disappointed with the consultation process that has been conducted and remain of the view that it does not satisfy the NSW Department of Planning and Environment requirements for consulting on major projects.

Based on the information that has been provided to Craiglea residents at the drop in afternoon on the 18th November 2017 and the information session on the 31st January 2018, the Craiglea Strata Committee advises that:

1. It cannot support The College's plans in their current format; and
2. It challenges the validity of the application as a master plan and building form approval application.

The submission should be read in conjunction with the chronology of consultation that has been prepared by the Craiglea Strata Committee and detailed in Appendix B and the photographs detailing the contextual relationship between Craiglea and St Aloysius that are contained in Appendix C.



## 2. BACKGROUND

Before documenting the specific concerns that Craiglea residents have with The Colleges plans it is important to document the current planning controls that apply to the Craiglea site under the North Sydney Local Environmental Plan 2013. These are set out below.

1. The Craiglea site is zoned R4 High Density residential. The St Aloysius College site is zoned SP2 Educational Establishment.
2. Craiglea is listed on schedule 5 of the LEP as a heritage item of local significance. The statement of significance for Craiglea presented on State heritage register identifies Craiglea as:

*'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 apartment development. It is a significant relic of later period of mansion style development in Kirribilli.'*

3. The Craiglea site like The College has a maximum building height of 12 metres.

Both Craiglea and the College are located in the Kirribilli Neighbourhood Precinct which is defined under the North Sydney Development Control Plan 2013. The contextual relationship between Craiglea and the Middle Campus of St Aloysius College is detailed by the photographs at Appendix B.

We are advised by the Strata Committee that the Craiglea development is conservatively valued at approximately \$80 million.

### 3. VALIDITY OF THE MASTER PLAN

We have reviewed The Request for Secretary's Environmental Assessment Requirements (SEAR's) prepared on behalf of The College by Willow Tree Planning. This document implies that the College is seeking 'Development Master Plan and Built Form Approval'. This proposition is supported by the description of the proposed development that appears on Page 1 of the Request document as follows:

*'The request for SEAR's is made in relation to Stage 1 Master Plan and Concept Approval for St Aloysius College including the three existing campuses which form the Junior School, Middle School and Senior School in Kirribilli and detailed built form approval for the Middle School and Senior School.*

*Stage 2 Details built form approval for the Junior School will be sought under a future development application submitted to the relevant consent authority.....*

*The master plan provides an overall framework for development over the next few decades, building on both existing opportunities whilst looking to the future and anticipating change....*

*The College's Master Plan will recognise that St Aloysius as an inner city school that, because of its location must be resourceful and hospitable to its physical surrounds and to its neighbours.'*

Based on our examination of the SEAR's Request we contend that application SSD8669 is not a master plan and building form approval application. The plans presented in the SEAR's Request propose a series of staged capital works to The Colleges existing building stock to bring them into line with modern teaching practices and technological change.

Advancing a development application under the guise of a master plan has serious implications for how a project is presented in the public arena during consultation and the level of detail that is provided to neighbours and stakeholders.

Before The College embarks on detailed architectural plans to address its teaching and learning focus it must give consideration to improving its existing and future operating context within the Kirribilli locality. This is imperative given the dominance of the school community as a land use and its associated environmental impacts.

If this application was a master plan application it would have included robust analysis to understand what the key issues are for stakeholders and local residents arising from its existing day to day operations. We note that consultation to date has not asked for feedback from Craiglea residents about the schools current operating environment - what is working, what isn't working. As detailed in Section 4, there is an underlying presumption that there are no issues with how the school currently functions as part of the broader Kirribilli community. This assumption is flawed. The starting point for any master planning process is to define the base line operating condition. This includes its strengths, constraints and opportunities. The failure of the process to start with type of analysis diminishes the integrity of the end plan as a master plan.

At the present time the impact of the school's operations extend well beyond the campus boundary and this application must acknowledge this operating condition before it can establish a 20 year development framework for future works across The College's three campuses. The current application is based on a premise that there are no pre-existing issues with how the school campus presently functions and this is not the case as detailed in Point 4 of this submission.

Also essential to the master planning process is a rigorous examination of growth management scenarios. This application states that it looks to guide development over the 'next few decades' however it deals with the issue of student growth by ceiling student numbers at existing levels. This is inconsistent with the SEAR's Request document which references (at page 22) the population growth projections of the Draft North District Plan. These state 'that 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 current enrolments in government and non-government schools'.

We understand that St Aloysius College has the highest student density of all school campuses within the North Sydney Local Government Area. We question the validity of advancing a master plan that has a 20 year horizon based on an assumption that there is no projected increase in student numbers when this is clearly not supported by the population growth projections being put forward by the Central Sydney Planning Commission. It does not justify the projected capital investment of \$80 million that is being made in building works and the projected increase in operational jobs.

A crucial shortfall of the application is its failure to give any consideration to alternative asset management strategies such as the future expansion of the school's landholdings or the decanting of activities from the Kirribilli campus. We are aware that The College has land holdings at Willoughby however there is no consideration of how this facility could be used to further support the operating function of the Kirribilli campus. Without an examination of alternative scenarios there is no justification for the development plan that is being put forward. It is essential that this level of analysis is shared with interested stakeholders, local residents and businesses if they are to understand the development outcome The College wants to achieve and provide meaningful feedback through the consultation process.

We agree with The College that a master plan is the appropriate form of application to guide development over a 20 year horizon. However, we dispute that SSD Application 8669 constitutes a master plan.

## 4. IMPORTANT LOCAL ISSUES MASTER PLAN APPLICATION SSD 8669 FAILS TO ADDRESS

The first stage of any master planning process is the critical examination of the current operating environment. From our review of the SEAR's Request it is evident that this level of analysis has not been undertaken beyond the boundary of The College Campus. To illustrate this point we have set out in this section the key local concerns that the master plan application has failed to address.

To reinforce these concerns we have summarised in Table 4.1 and 4.2 the metrics that define the St Aloysius College operating environment. The Tables have been compiled from information contained in the SEAR's Request document and the St Aloysius 2016 Annual Report.

TABLE 4.1 ST ALOYSIUS OPERATING STATISTICS

CAMPUS	SITE AREA	STUDENT NUMBERS	ONSITE PARKING PROVISIONS
Junior 29 Burton Street	4335sqm	321	6 spaces (Car)
Middle 47 Upper Pitt Street	4054 sqm	615	Nil
Senior 1-5 Jeffreys Street	3421.06	308	13 car spaces (Car) 2 (Motorbike) 2 (Bicycle)
Total	11,810.06 sqm	1244	19 spaces

TABLE 4.2 CURRENT STAFF ALLOCATIONS

STAFF TYPE	CURRENT NUMBER
Teaching Full Time and Part Time	122
Support Full Time and Part Time	63
Casual	15
Co-curricular (coaches)	102
Tutors (Instrumental)	37
Total	339

### 4.1. Key Concerns

#### 4.1.1. Lack of Onsite Carparking

There is an existing lack of onsite car parking to cater for the visitors and staff of the School inclusive of Saturday sporting requirements and the after hour's functions that are hosted by The College. The provision of 19 spaces to cater for a school community of 1244 boys and 339 full and part time staff members is inadequate and places further pressure on limited street parking. This will be further exasperated by the projected increase in staff levels at the College (being the additional 350 operational jobs that the project will create as indicated on the SSD application). The assumption that no further parking is required onsite because there is no planned increase in student numbers is flawed. The North Sydney Development Control Plan 2103 (NSDCP 2013) at Part B Section 10 indicates that onsite car parking for educational establishments should be provided at a rate of 1 space per 6 staff. Based on this standard the existing school campus should have 56 onsite car parking spaces. This is well in excess of the 19 spaces currently provided. The projected increase in operational jobs will generate

a further 350 staff and require an additional 58 onsite car parking spaces. This will bring the total number of required onsite car parking spaces to 114 spaces. As onsite car parking for educational establishments is based on staff numbers and not student growth it is not a viable argument to suggest that there is no requirement to increase onsite car parking beyond the existing 19 spaces particularly when there will be a deficit of 95 car parking spaces. While the proximity of the College to public transport services and a percentage of part time jobs could support a reduced number of spaces it does not justify the projected shortfall of 95 spaces.

#### **4.1.2. Lack of Kiss n Ride Facility**

The three campus arrangement of the school and the location of each campus at an entry point into the Kirribilli locality means that the local road network is severely impacted by morning and afternoon student drop off and pick up. There is currently no onsite kiss n drop facility. The current application does not address the current pressures being experienced on the road network and proposes no solution to manage the adverse vehicular impact on morning and afternoon traffic movements.

#### **4.1.3. Impact on Pedestrian Infrastructure**

The daily movement of students to and from bus stops and train stations is placing considerable stress on the pedestrian network and becomes problematic and dangerous given the narrow width of existing footpaths. There is no analysis of pedestrian desire lines and no improvement works are proposed beyond the school environs to improve the current pedestrian network.

#### **4.1.4. Inappropriate Building Character and Context**

The lack of building setbacks and landscaped open space at the Middle Campus creates an imposing vertical street wall and the existing design of the campus buildings provides little or no landscape relief to the Upper Pitt Street and Kirribilli Avenue streetscapes. The current plans do not address these deficiencies. The plans infill the only area of vacant space on the Middle Campus creating another vertical wall at the eastern boundary which will adversely impact the amenity and the property values of Craiglea, a heritage listed site. The design response is inconsistent with the desired built form for educational establishments prescribed under the NSDCP 2013 for educational establishments located in the Kirribilli Neighbourhood Precinct and which states:

*'Educational establishments are to reflect the scale and massing of development on adjoining properties at its interface with the adjoining property.'*

The design response does not satisfy the design principles that are stated in State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017. These issues are further examined in Section 5 of this submission.

#### **4.1.5. Hours of Use**

The application misrepresents the extensive use of The College facilities outside of school hours for recreation and entertainment events. Residents are aware of the College hosting several out of hours functions at the Middle Campus on a regular basis and advise that these frequently incorporate roof top gatherings.

#### **4.1.6. Lack of Open Space and Recreational Facilities**

The lack of recreational space within the school grounds to cater for the size of the student population is not adequately addressed by this application. It is evident that The College has outgrown its current landholdings. This is particularly the case at the Middle and Seniors School Campuses which jointly support over 900 students. The College's answer to addressing the shortfall of recreational space is to create an extensive roof top playground which will create adverse visual, acoustic and privacy impacts for the residents of the adjacent residential apartment buildings. The provisions of roof top recreational space is not supported under the site coverage and acoustic privacy provisions stated in Part B Section 3 of the NSDCP 2013.

#### **4.1.7. Failure to Address Junior School Works**

It is not clear from the SEAR's Request documentation exactly what works are being proposed to the Junior School Campus. The plans displayed by St Aloysius at their consultation event showed in detail the proposed sporting complex, however the SEAR's documentation implies that these works are not included and would be the subject of a separate stage 2 development application. This failure to fully address the sporting requirements of the junior school under this application challenges the validity of this application as a master plan.

#### **4.1.8. Inadequacy of Consultation**

With any development project the onus to consult lies with the proponent. With respect to major projects there is a requirement that consultation is conducted to coincide with each stage of the project being pre lodgement, public exhibition and post approval. Consultation requires a proponent to actively listen to stakeholder concerns and to provide feedback as to how those concerns have been addressed, it requires a transparency of process. The process that has been implemented by St Aloysius College for this project has been an information process whereby participants have been told what the College wants them to know. It has given disregard to the documentation of stakeholder feedback. This is evidenced by the failure to address stakeholder information requests, the failure to answer stakeholder questions and the failure to issue record of comments for consultation events.

## 5. CRAIGLEA CONCERNS

### 5.1. Inadequate Consultation

The community consultation process for this project was implemented by St Aloysius College between 3rd November 2017 and 31st January 2018 with the last correspondence between the parties occurring on the 12 March 2018 when St Aloysius College advised Craiglea that their request for a meeting with the principal was denied. Over this timeframe three consultation events have been staged. These were:

- A community drop in afternoon held on Wednesday 15th November 2017 (notice of this event received by Craiglea residents after the event).
- A community drop in afternoon held on Saturday 18 November 2017; and
- A resident information briefing held on Wednesday 31st January 2018.

A chronology setting out the involvement of Craiglea residents and the subsequent information requests made by Craiglea property owners at the events and in the intervening period is detailed at Appendix B.

Despite participating in two consultation events the Craiglea Strata Committee remain unclear about the validity of the application as a master plan, the works being proposed and the associated impact they will have on their site. As detailed in the consultation chronology, the Craiglea Strata Committee has made 6 formal requests to obtain information and architectural plans from The College to enable them to better understand the redevelopment and its associated impacts and provide feedback. All 6 information requests have been denied.

To date the only information that the Craiglea Strata Committee has been able to access outside of the two scheduled consultation events are the Plan Magis Story Boards on the consultation portal of the St Aloysius website. Refer Appendix A. However, these plans are not suitable for detailed analysis as they:

- Show no contextual relationship between Craiglea and the middle school campus and they do not include the Craiglea apartments.
- Have no scaled dimensions or RL's.
- Do not provide supporting technical information relating to solar access and overshadowing, view analysis, acoustic privacy and heritage impact.

The Craiglea property is conservatively valued at approximately \$80 million. It is only reasonable that as an adjoining landowner, the College undertake robust consultation with the 19 property owners that comprise the Craiglea development to ensure that they understand their concerns and provide effective feedback to the questions being asked. With any development project the onus remains on the proponent to ensure that consultation is undertaken effectively. The consultation process that has been advanced by St Aloysius is an information process having been designed to 'appear' to have satisfied the procedural requirements of the NSW Department of Planning and Environment. However, the reality of the process is that it has failed the Craiglea Strata Committee having left the 19 adjoining landowners with a range of questions that remain unanswered with no opportunity for ongoing dialogue.

### 5.2. Impact Of The Development On The Heritage Significance Of Craiglea

The Request for SEAR's does not address the heritage significance of Craiglea. The design response being advanced for the Middle Campus infills the quadrangle providing a minimum setback and an imposing vertical wall along the eastern boundary. This design response indicates that little consideration has been given to the heritage setting of Craiglea House and its garden curtilage.

Section 13 of the North Sydney Development Control Plan 2013 (NSDCP 2013) details provisions that must be considered for development adjacent to a heritage item. It recognises that the setting of a heritage item can extend beyond a property boundary and that development near heritage items is required to consider the potential for new work to impact on the setting of a heritage item. The relevant consideration under Section 13.4 is reproduced below:

*'13.4 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS*

*Provisions*

*P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.*

*P2 Maintain significant public domain views to and from the heritage item.*

*P3 Ensure compatibility with the orientation and alignment of the heritage item.*

*P4 Provide an adequate area around the heritage item to allow for its interpretation.*

*P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.*

*P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).'*

The plans that have been presented to the Craiglea Strata Committee indicate that little or no consideration has been given to the heritage significance of the Craiglea site, Craiglea House and the associated garden curtilage. The proposed plans indicate that the existing landscaping along the eastern boundary on the St Aloysius site is to be replaced by a wall that will extend to the full height of the building without any setbacks or landscaping relief. We have also been advised that the existing tree on the Craiglea property will require substantial cutting back during the construction process, if it is to survive at all. We contend that the current plan to infill the quadrangle of the Middle School campus represents an unsympathetic design resolution that is inconsistent with the Section 13.4 provisions contained in the NSDCP 2013. As illustrated by the Photographs at Figure 1 through 4 the introduction of a vertical wall along the eastern boundary and the filling in of the Middle Campus quadrangle is an unsympathetic design response that will have an adverse impact on the heritage significance of Craiglea.



**PHOTOGRAPH 1 VIEW LOOKING WEST FROM CRAIGLEA OPEN SPACE INTO ST ALOYSIUS MIDDLE CAMPUS**



*Source: Urban Concepts 2018*

**PHOTOGRAPH 2 VIEW FROM THE CRAIGLEA HOUSE UPPER GARDEN**



*Source: Urban Concepts 2018*

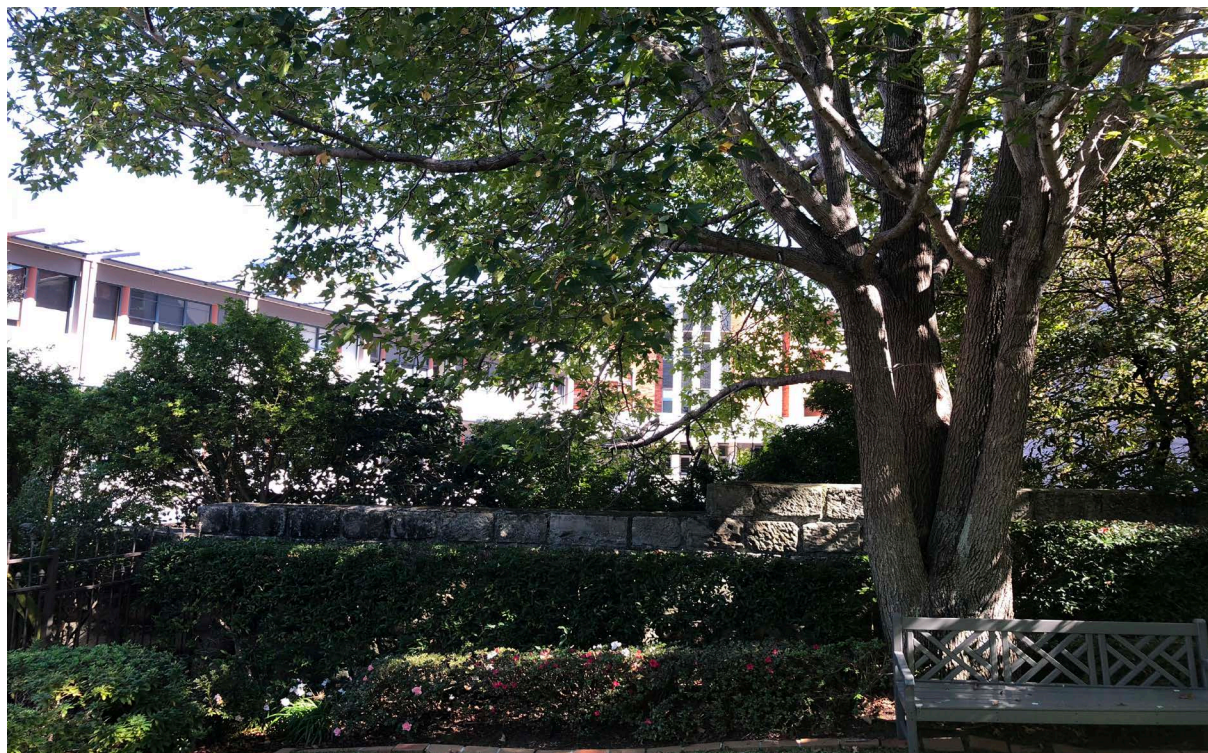


**PHOTOGRAPH 3 VIEW FROM CRAIGLEA MIDDLE GARDEN LOOKING WEST ACROSS MIDDLE CAMPUS**



*Source: Urban Concepts 2018*

**PHOTOGRAPH 4 LANDSCAPE TREATMENT ON CRAIGLEA LAND ADJOINING EASTERN BOUNDARY OF ST ALOYSIUS COLLEGE**



*Source: Urban Concepts 2018*



## 5.3. Solar Access and Overshadowing Impact

The NSDCP 2013 at Section 3.2.9 prescribes controls that apply to non-residential development in or adjacent to residential zones. The controls apply to the St Aloysius development and are reproduced below:

### *'3.2.9 SOLAR ACCESS*

#### *Objectives*

*O1 To ensure that dwellings on adjoining and neighbouring sites have reasonable access to sunlight and daylight.*

#### *Provisions*

*P1 Developments should be designed and sited such that solar access at the winter solstice (21st June) provides a minimum of 3 hours between the hours of 9.00am and 3.00pm to:*

- (a) any solar panels;*
- (b) the windows of main internal living areas;*
- (c) principal private open space areas; and*
- (d) any communal open space areas. located on any adjoining residential properties.*

*Note: Main internal living areas excludes bedrooms, studies, laundries, storage areas.*

*P2 Despite P1 above, living rooms and private open spaces for at least 70% of any adjacent dwellings within a residential flat building or shop top housing should receive a minimum of 2 hours of solar access between the hours of 9.00am and 3.00pm at the winter solstice (21st June).*

*P3 The use, location and placement of photovoltaic solar panels take into account the potential permissible building form on adjoining properties.'*

No overshadowing analysis has been presented to Craiglea residents to indicate on an hour by hour basis the changes that will occur to the overshadowing of private open space, communal open space and habitable rooms at the March Equinox and the June solstice. This level of analysis is required so that Craiglea residents can be confident that the design resolution being put forward represents the optimal solar access and overshadowing solution for their site. Without the benefit of before and after shadow diagrams the level of impact cannot be evaluated. Three dimension shadow diagrams are also required to enable Craiglea residents to understand how their individual apartments will be impacted as shadows move across the elevation of a building.

## 5.4. Inadequate Provision of Acoustic and Visual Privacy

The proposed plan provides a rooftop playground and recreation facility across the entire rooftop of the middle campus. The master plan fails to examine alternative design scenarios.

The scale of the proposed rooftop playground and its location immediately adjacent to the Craiglea boundary fails to satisfy the provisions set out in the NSDCP relating to acoustic and visual privacy. The design of the rooftop play area is not supported under the NSDCP 2013.

The relevant provisions of the DCP that relate to Visual Privacy are detailed below.

### *'3.2.12 VISUAL PRIVACY*

#### *Objectives*

*O1 To ensure that adjoining residents are provided with a reasonable level of visual privacy.*

## *Provisions*

*P1 Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.*

*P2 Where windows are located with a direct outlook to windows of an adjacent dwelling, the windows must be provided with a minimum sill height of 1.5m, or use fixed obscure glazing or other privacy devices.*

*P3 Provide suitable screening structures or planting to minimise overlooking to the windows, balconies or private open space of dwellings on adjacent land.*

*P4 Signage should not be illuminated.*

*P5 Open entertaining spaces such as terraces, patio, gardens and the like on roof tops are generally not supported.*

*P6 Despite P5 above, open spaces on roofs may be considered, but only if:*

*(a) the space is designed such that there is no potential for existing or future overlooking of the space and subsequent noise and privacy issues;*

*(b) the space is setback at least 1m from the extent of the external enclosing walls to the floor level below; and North Sydney Development Control Plan 2013 Non-Residential Development in Residential Zones Part B Page B3-9*

*(c) the space does not exceed 50% of the floor area of the storey immediately below or 18m<sup>2</sup>, whichever is the lesser; and*

*(d) there is no other appropriate ground level space for outdoor recreation.'*

At the consultation events it was suggested by the St Aloysius project team that a rooftop playground would improve acoustic privacy for Craiglea residents however this proposition was not supported by any technical investigation. The current change in ground level between Craiglea and the Middle Campus combined with the landscaping along the school's eastern boundary mitigates the visual impact of the existing quadrangle playground. Refer Photograph 5. Raising the playground and increasing its size to cover the entire rooftop of the middle campus will have an overbearing visual impact on Craiglea and detrimentally alter the acoustic environment as well as the views and vistas currently enjoyed from the Upper Pitt Street public domain. Refer Photographs 6 and 7.

No explanation has been provided of how the roof top facility would be utilised for play and recreational entertainment in terms of student numbers, hours of operation, lighting, landscaping, thermal treatment, glare and reflectivity and waste management.



**PHOTOGRAPH 5 VIEW FROM CRAIGLEA DRIVEWAY OFF UPPER PITT STREET**



*Source: Urban Concepts 2018*

**PHOTOGRAPH 6 VIEW LOOKING WEST FROM UPPER PITT STREET ACROSS ST ALOYSIUS**



*Source: Urban Concepts 2018*



**PHOTOGRAPH 7 VIEW FROM UPPER PITT STREET LOOKING SOUTH WEST ACROSS ST ALOYSIUS COLLEGE THROUGH TO HARBOUR BRIDGE**



Source: Urban Concepts 2018

## **5.5. Failure To Advance Plans That Address The Contextual Relationship between the College and Craiglea**

As detailed in Section 4 of this submission a major shortcoming of this application as a master plan is its failure to critically examine how the existing school campus functions as part of the broader Kirribilli locality at the present time. This lack of contextual awareness also applies to the design resolution that is being advanced for the middle campus. The application fails to analysis the site conditions that exist between Craiglea and the Middle Campus. This is evident from the treatment of the eastern boundary that is devoid of any landscaped setback and facade modulation and the plan does not address the change in topography and natural ground level between the two sites. As such the design response fails to address the provisions of Section 3.3.1 of the NSDCP 2013 that require new development to respond to the locational context of both adjoining land and the broader locality.

### **'3.3.1 CONTEXT**

#### **'Objectives**

*O1 To ensure that the site layout and building design responds to the existing characteristics, opportunities and constraints of the site and within its wider context (adjoining land and the locality).*

#### **Provisions**

*P1 A Site Analysis is undertaken in accordance with Part A: Section 5 – Site Analysis of this DCP.*

*P2 Proposed developments must be designed to respond to the issues identified in the site analysis and in the relevant area character statement (Refer to Part C of the DCP).'*

## 5.6. Inappropriate Building Form

The NSDCP 2013 establishes envelope, mass and scale, setback and site coverage provisions. The design solution being advanced for the Middle Campus fails to satisfy the stated objectives and provisions and when considered on a merit basis the proposal fails to satisfy the intent of the underlying controls.

Accordingly, we contend that the proposed scale of the development being proposed on the Middle Campus is an overdevelopment of the site and in this regard we refer again to the concerns raised in Section 3 of this submission relating to the validity of the application as a master plan.

Of particular concern is the failure of the proposal to achieve the 45 % site coverage. We can find no justification for a design scenario that looks to infill the centre quadrangle of the site without providing any built form or landscape relief on any other part of the site.

The limited setback that is provided along the eastern College site boundary is inadequate and will result in an imposing vertical wall that fails to respect the heritage significance of the Craiglea property and its garden curtilage. Further it will have significant and adverse amenity impacts for Craiglea residents with regard to overshadowing and solar access, viewsharing, acoustic and visual privacy.

## 5.7. Lack of Onsite Landscaping and Open Space

The redevelopment of the Middle Campus provides an opportunity to design a school environment that is enhanced by landscaping not only for the benefit of students and staff but also to promote a better design outcome for the locality and adjoining land owners. The plans being advanced fail to satisfy the provisions contained in the NSDCP 2013 that relate to site coverage and landscaping and should not proceed in their current form.

The plans for the Middle Campus fail to correct the imbalance between built up on and unbuilt upon area. The elevation of the playground to the roof is a misguided design resolution of a scheme that looks to put a greater quantum of development onto a site than it can adequately cope with. As expressed in Section 3 of this submission we challenge the validity of the master plan as it has not addressed alternative facilities planning and asset management scenarios such as further land acquisition and the decanting of activities off a site. These scenarios require urgent consideration by St Aloysius College to ensure that the master plan delivers real improvement. At the end of the day, St Aloysius College must accept that its current grounds cannot accommodate any further development and the locality cannot continue to absorb the impacts of any further intensification of use.

## 5.8. Statutory Compliance

The Request for SEAR's has used the SSD status of the application as a means for circumventing any assessment of the proposal against the relevant controls of North Sydney Council. This is summarised on page 28 of the Request for SEAR's which states:

*'4.2.2 North Sydney Council Development Control Plan*

*Section 11 of State Environmental Planning Policy ( State and Regional Development )2011 states:*

*11 Exclusion of application of development control plans*

*Development control plans (whether made before or after the commencement of this policy do not apply to :*

*(a) state significant development.*

*Notwithstanding the proposal is generally consistent with the provisions of the development control plan.'*

The statement that is made in the SEAR's Request that implies the proposed plans are consistent with the provisions of NSDCP 2013 is incorrect and indicate that little of no analysis has been undertaken to understand the desired character and built form outcome North Sydney Council seeks to achieve for the Kirribilli Neighbourhood. If no consideration has been given to understanding the desired character of the neighbourhood locality then the plans cannot satisfy the design principles prescribed in Schedule 4 of the State Environment Planning Policy (Educational Establishments and Child Care) 2017. Pursuant to Clause 35(6) of the SEPP the design principles are relevant considerations for a Consent Authority. These principles are not identified in the Request for SEAR's document and have not been discussed at the consultation events, notwithstanding that they form an integral part of the statutory assessment framework.

The Principles are:

#### **Principle 1 Built form and landscape**

In respect to this principle we note that schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage. The design and spatial organisation of buildings and spaces between them should be informed by site conditions such as topography, orientation and climate. Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring site.

The plans presented at the consultation events fail to address the contextual relationship of the school with the broader locality. They address the immediate needs of the school community in terms of its learning environment but they fail to address the impact that the proposed development will have on the broader neighbourhood and adjacent properties, particularly Craiglea.

#### **Principle 2 Sustainable, effect and durable design**

In respect to principle 2 we note that Schools should be designed to be durable, reliant and adaptable, enabling them to evolve over time to meet future requirements. We refer to our comments in Section 3 of this submission that challenge the validity of this application as a master plan.

#### **Principle 3 Accessible and inclusive design**

This principle indicates that schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours. The documents that have been presented to the community have failed to detail how the school will operate outside of hours. This needs to be documented and analysed in the technical reports that are submitted as part of the EIS.

#### **Principle 4 Health and safety**

In respect to principle 4 we note that good school development optimises health, safety and security within its boundaries and the surrounding public domain. We question that the relocation of playground facilities to a roof top location represents safe design practice.

#### **Principle 5 Amenity**

In respect to principle 5 we note that schools design must consider the amenity of adjacent development and the local neighbourhood. As detailed in Sections 4 and 5 of this submission there are a range of legitimate amenity considerations that have not been considered in the plans and Craiglea remains concerned that there will be serious impacts arising from the development on their amenity.

#### **Principle 6 Whole of life, flexible and adaptive**

In respect to principle 6 we note that school design should consider future needs and take a whole of life cycle approach. As detailed in this submission we question the validity of the master plan given the no growth assumption that it is based upon. It is evident that the school has outgrown its current landholdings and that in order to plan for its future it must now consider alternate asset management scenarios. The master plan does not indicate that any robust assessment of growth scenarios has been investigated.



## Principle 7 Aesthetics

In respect to principle 7 we specifically note that the built form of a school should respond to the existing and desired future context, particularly, positive elements for the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of neighbourhood. As consistently stated throughout this submission, there has been no detailed analysis of the 'existing situation'. No consultation has been undertaken to understand Craiglea's immediate concerns now let alone these into the future.

## 6. CONCLUSION

It is our professional opinion that the master plan and building form approval application for St Aloysius College should address the contextual relationship of the campus within its locality, establish a strategic development vision and define site specific design principles and development standards to ensure that new development occurs in a sustainable, economic and orderly manner. This requirement is stated in 'The Association of Independent Schools Guide to Preparing a Master Plan':

*'The purpose of the master plan is to provide a road map from the existing physical portfolio of facilities to a consensus future vision of an educational environment that is fully aligned with the mission of the school. It provides a logical development strategy which supports the service delivery requirements of the school. It is an investment that coordinates and aligns many diverse considerations into a strategic long term vision for facilities but to be successful it needs to combine both educational and facility planning.'*

The St Aloysius College SSD Application in its current form is more akin to a development application than a master plan as it is seeking development consent for staged capital works. Enabling this application to progress in its current form will perpetuate the existing operational issues presently being experienced within the Kirribilli locality and further erode the amenity of adjacent residents and businesses who coexist in this locality alongside of The College.

St Aloysius College has the highest student density of all school campuses within the North Sydney Local Government Area and the application as submitted fails to address the fundamental issues that this overcrowding is having both on the broader Kirribilli locality but also on the ability of The College to cater adequately for the future needs of its school population.

The series of works that are proposed across each of the three campuses have not addressed the serious deficiencies in school infrastructure with respect to:

- The shortfall in onsite car parking.
- The lack of a safe kiss n ride student drop off.
- The lack of accessible and at grade recreational space.
- The omission of landscaping and the greening of the campus.

To advance a master plan that will necessitate an \$80 million investment in capital works that will not correct any of these deficiencies does not represent a sound and strategic approach to asset management and facilities planning. These deficiencies are further exasperated by the fact that the entire plan is founded on the premise that there is to be no increase in student numbers. At a time when population growth projections clearly indicate that the demand for private and public school places will escalate over the next 20 years calls indicates that the plan fails to provide a strategic framework for growth.

The master plan in its current format has focused on internal works that are directed at improving learning environments. We contend that planning for the long term future of a school requires a master plan that combines education upgrades with new facilities planning and this necessitates that robust consideration is given to asset management strategies such as land acquisition and the decanting of school activities to alternate sites.

With respect to the quantum of work being proposed for the Middle Campus, Craiglea is firmly of the view that it represents an overdevelopment of the site. The design resolution has failed to consider the impacts of the development on Craiglea with regard to heritage impact, visual and acoustic privacy, solar access and overshadowing, building form, open space and landscaping.

Given the contextual relationship between Craiglea, as an adjoining landowner to the Middle Campus and having regard to the \$80 million value of the Craiglea land holding, The College has an obligation to undertake robust consultation with Craiglea to understand the concerns of its 19 apartment owners. With any development project the onus is on the proponent to consult. The consultation process that has been advanced

by St Aloysius College has been designed to 'appear' to have satisfied the procedural requirements of the NSW Department of Planning and Environment however, the reality of the process is that it has failed Craiglea and has left 19 adjoining landowners with well founded concerns and no opportunity to understand if these concerns have been documented so that they can be addressed in the final EIS. Perhaps the most disturbing aspect of the consultation process is that it has failed to facilitate an ongoing dialogue. The responsibility on a proponent to consult with a local community does not end with the lodgement of an application. Consultation must continue through development approval and construction. Mechanisms should be in place to constantly ensure good neighbour relations are upheld at all times. It is not the intent of the Craiglea Strata Committee to attempt to 'stop' St Aloysius from realising improvements on their site but to ensure that the plans it takes forward address existing operational issues whilst providing a well considered blue print that provides for growth, the ongoing prosperity of the College as a learning environment whilst recognising the role of the College as part of the broader Kirribilli locality.

Going forward we would encourage The College to consider approaching the master plan process based on a foundation that recognises that the College exists as part of a broader community and not merely as a school community in its own right.

Yours faithfully,



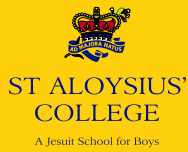
Belinda Barnett  
Director, Urban Concepts

On behalf of  
The Craiglea Strata Committee

# Appendices

# Appendix A

## St Aloysius Plan Magis Story Board



# Plan Magis

seeking excellence in learning

# 1

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

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

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

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

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

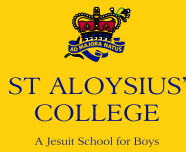
*Plan Magis* will be the legacy of this generation for current and future boys.

ARTIST'S IMPRESSION OF UPPER PITT STREET PERSPECTIVE



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**2**

## Educational Priorities

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

## Design Principles

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

PROTOTYPE SPACE CALLED FX LAB

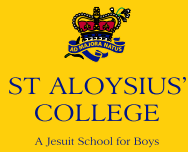


ARTIST'S IMPRESSION OF UPPER PITT STREET INTERIOR



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## Phase One: Wyalla

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

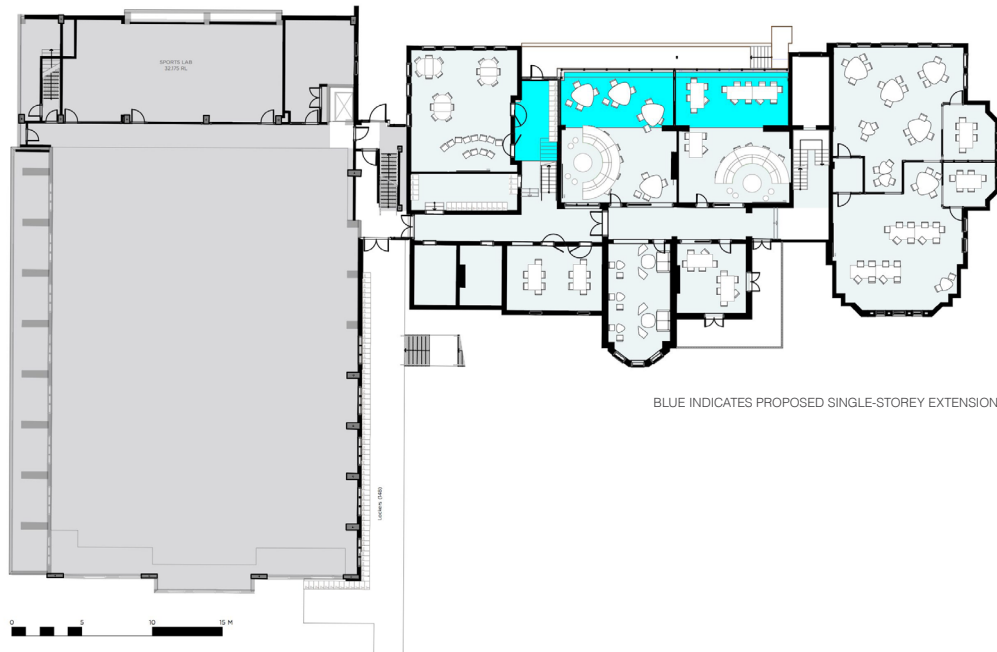
It will also feature a tertiary-style environment providing a variety of spaces to support collaborative work, group study, and self-directed learning.

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

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



LEVEL 1 PLAN



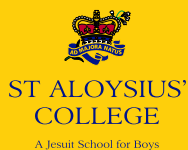
BLUE INDICATES PROPOSED SINGLE-STOREY EXTENSION



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## Phase Two: Upper Pitt Street

This will be the site of the most significant work.

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

There will also be major refreshment to the North wing classrooms, as well as *The Great Hall* and *The College Chapel*.

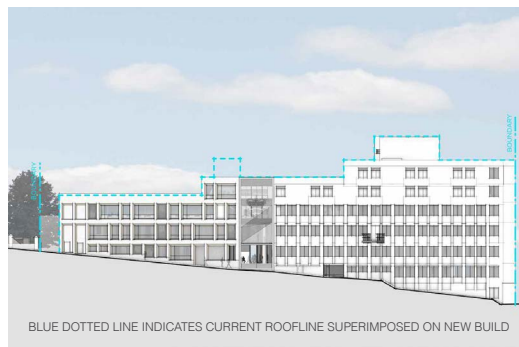
Upgrade of the courtyard space will activate and celebrate the heart of the campus and provide better outdoor environments for staff and students.

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

ARTIST'S IMPRESSION OF UPPER PITT STREET LIBRARY

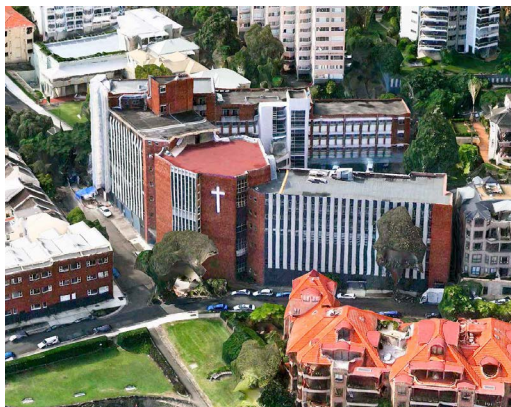


ARTIST'S IMPRESSION OF UPPER PITT STREET ELEVATION

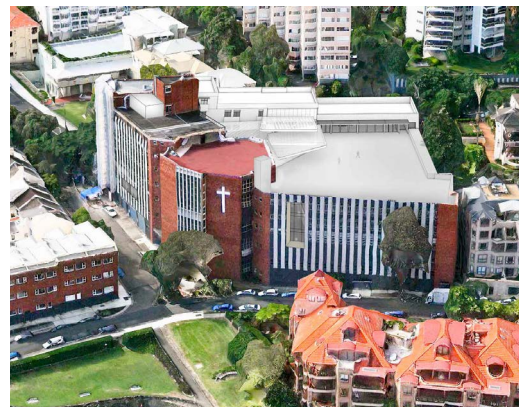


BLUE DOTTED LINE INDICATES CURRENT ROOFLINE SUPERIMPOSED ON NEW BUILD

EXISTING UPPER PITT STREET AERIAL VIEW



ARTIST'S IMPRESSION OF UPPER PITT STREET AERIAL VIEW



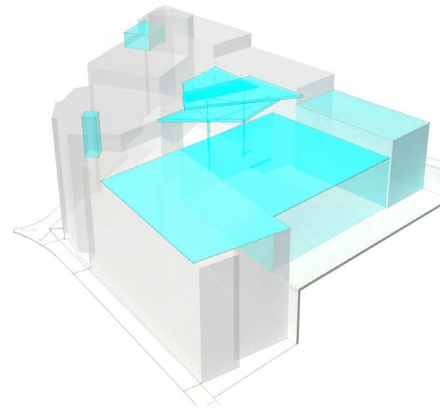
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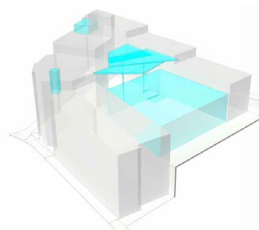


## Phase Two: Upper Pitt Street Construction Stages

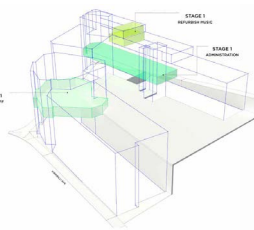
Construction will be staged to minimise disruption to the College and neighbourhood environments. A comprehensive construction plan will be developed once final designs have been approved.



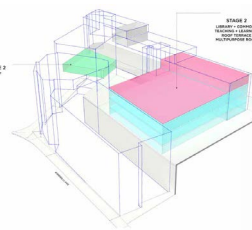
GREY TONES REPRESENT THE EXISTING BUILDING ENVELOPE AND BLUE TONES INDICATE THE PROPOSED NEW BUILD



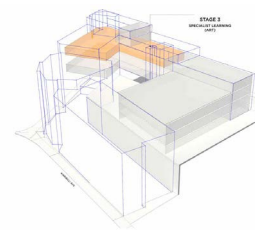
UPPER PITT COMBINING OLD & NEW



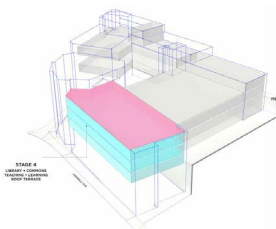
UPPER PITT STREET STAGE 1



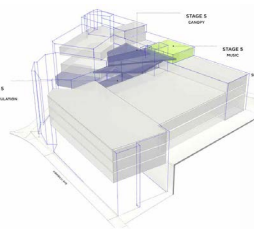
UPPER PITT STREET STAGE 2



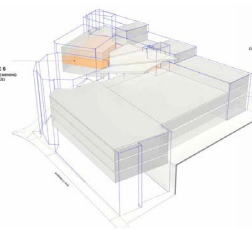
UPPER PITT STREET STAGE 3



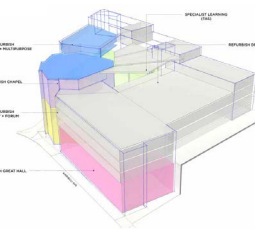
UPPER PITT STREET STAGE 4



UPPER PITT STREET STAGE 5



UPPER PITT STREET STAGE 6

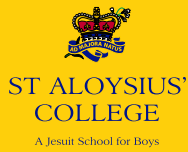


UPPER PITT STREET STAGE 7-13



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## Impact of: Upper Pitt Street

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

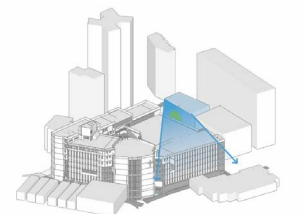
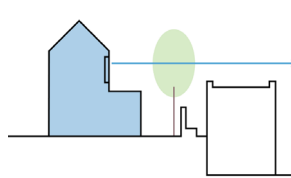
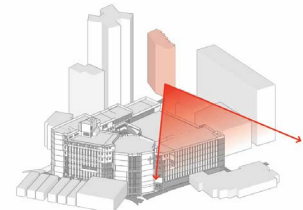
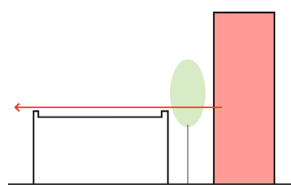
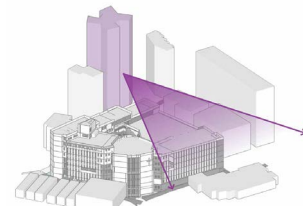
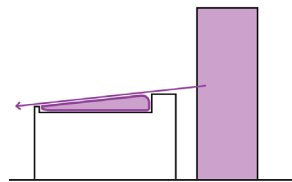
There will be no increase in student numbers as a result of *Plan Magis* and the work does not include any additional car parks.

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

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

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

IMPACT ASSESSMENT OF UPPER PITT STREET



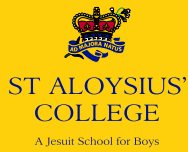
PLAN

SECTION

PERSPECTIVE

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## Phase Three: Junior School

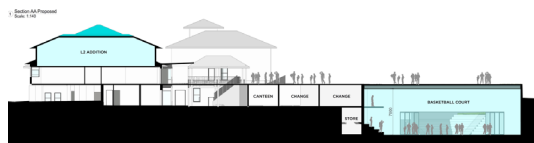
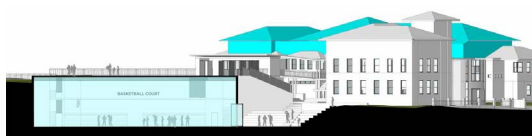
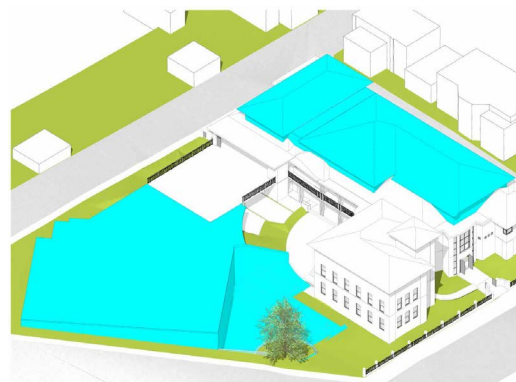
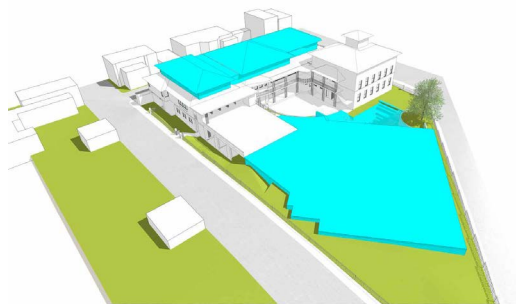
Our concepts create a new subterranean sports facility and associated undercroft area on the corner of Bligh and Crescent Place.

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

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

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

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



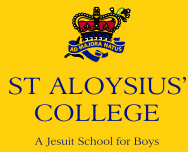
ARTIST'S IMPRESSIONS OF THE BUILDING WORK ON THE JUNIOR SCHOOL CAMPUS - BLUE INDICATES PROPOSED NEW WORK



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## Our Prototype Classroom as Inspiration

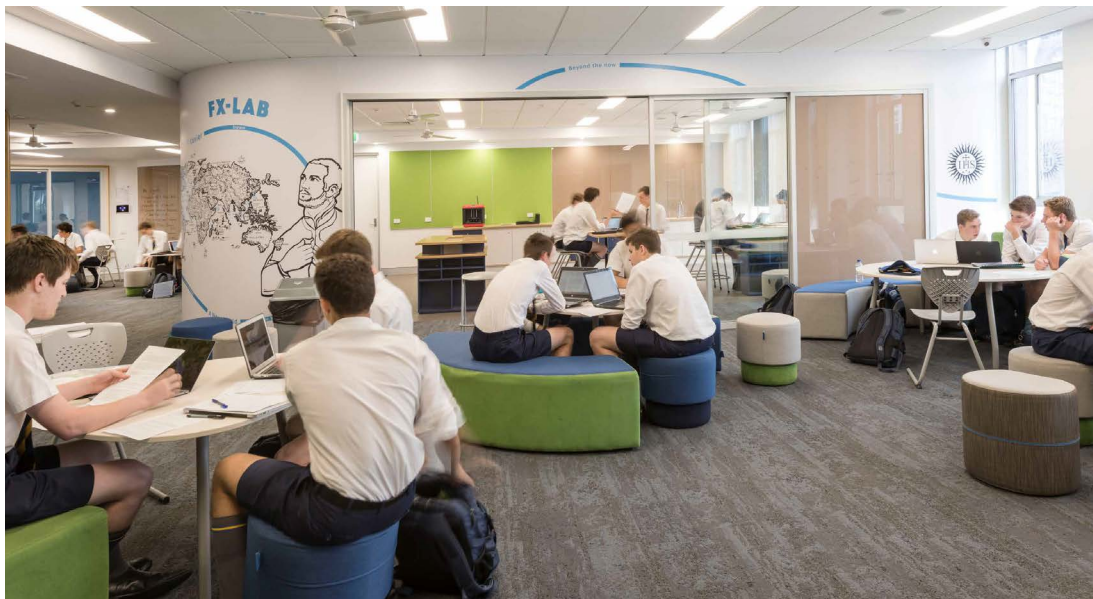
Twelve months ago, the *Saint Francis Xavier SJ Laboratory (FX Lab)* was established as a prototype space.

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

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

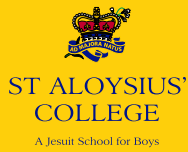
Dr Ben Cleveland from the University of Melbourne has been reviewing our findings which heavily inform the architectural drawings and how we will fit out the areas.

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



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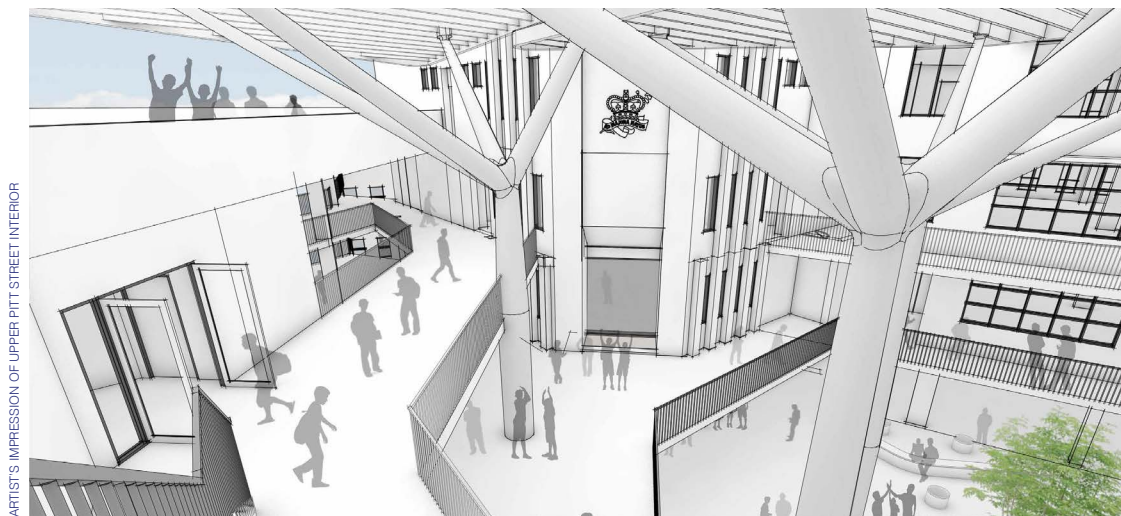


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## Sustainability of Designs

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



### Passive Design Features

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

### Low VOC & Formaldehyde Finishes & Materials

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

### Hybrid HVAC System

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

### Building Management System

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

### High Efficiency Lighting and Controls System

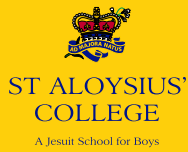
- Application of LED lighting technology to provide energy efficient lighting solutions and reduce maintenance costs to the College.
- Lighting control system to allow integration of automated control for time clock and occupancy sensing.
- Consideration of lighting control provisions within individual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

### Water

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

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## Planning Process

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

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

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

Final determination of the planning application.

1

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

2

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

3

4

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

5

6

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

7

8

Construction is planned and then commences.



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# Appendix B

## Consultation Chronology with Craiglea





## CHRONOLOGY OF CONSULTATION BETWEEN CRAIGLEA STRATA COMMITTEE AND ST ALOYSIUS COLLEGE

DATE OF CONSULTATION	LIAISON UNDERTAKEN	OUTCOME
17/11/17	<b>Email by Craiglea Strata Manager to Craiglea Owners</b>  The Strata Manager circulated a proforma letter from St Aloysius College (dated 3 <sup>rd</sup> November) advising of the first consultation event being 2 Drop in Days on Wed 15/11/17 and Sat 18/11/17	Craiglea residents received this letter after the Wednesday 15/11/17 event.
18/11/17	<b>St Aloysius Open Day</b>  Representatives of Craiglea attended the Saturday 11am-1pm event.  At the open day event the Craiglea Strata Committee requested the following information from St Aloysius: <ul style="list-style-type: none"> <li>An elevation showing the residents of Craiglea how the finished development will appear when viewed from the Craiglea property. This was agreed to but never provided.</li> <li>A shadow diagram. They were advised that no shadow analysis had been undertaken but it would be provided as soon as executed.</li> <li>Clarification as to why this project was being handled as a "State Significant Development". The Principal advised this was because of the value of the development and the fact it was an education facility. Craiglea asked about the involvement of North Sydney Council and was advised they will have an "input" when the development plans are lodged.</li> <li>Craiglea raised concern around child safety with an "elevated" playground.</li> <li>Craiglea raised concern about the noise levels which may be transferred to the Craiglea property. Arising from the rooftop playground.</li> <li>Craiglea discussed with the Principal if they would consider staggering the height of the development as it progressed in a westerly direction away from Craiglea. ie; Lower adjoining Craiglea and rising in height as the new extension moved towards the west. It was indicated this could be considered.</li> </ul>	<ul style="list-style-type: none"> <li>No minutes were prepared by St Aloysius and issued to participants documenting the feedback received.</li> <li>No information was provided to Craiglea addressing the information that had been requested.</li> <li>No plans were issued to Craiglea showing that a stepped building form had been considered.</li> <li>St Aloysius Principal indicates he will arrange for their Project Architect to address the Craiglea Strata Committee Meeting scheduled for 20<sup>th</sup> November 2017. Due to the unavailability of residents (based on 1 days notice) the Craiglea Committee Meeting is postponed. No further offer is made by the Principal for the architect to address the Committee.</li> </ul>
20/11/17	<b>St Aloysius Community Consultation Coordinator emails to the Craiglea Strata Committee that they will be in close discussion with Craiglea</b> about the concept designs and the State Significant Development Application, and would welcome an opportunity to take Craiglea residents through some additional detail, before the month's end if possible.	No date for a meeting committed to by St Aloysius at this time.
24/11/17	<b>Craiglea residents receive letter from St Aloysius College advising the draft plans</b> have been placed on the Plan Magis consultation portal.	The plans lack sufficient detail to enable analysis. They have no RL's or scaled dimensions and did not include adjoining properties.
27/11/17	<b>Craiglea Strata Committee emailed the St Aloysius Consultation Advisor</b> advising that owners of "Craiglea" had a meeting last weekend to discuss the St Aloysius College redevelopment.  Craiglea again request the following information: <ul style="list-style-type: none"> <li>An architect prepared elevation showing how the completed proposed extension will look when viewed from within the grounds of "Craiglea".</li> <li>Shadow diagrams showing the effect on the "Craiglea" property at various times during the day, throughout the year.</li> <li>Advice concerning a "stepped" development? That is to say, lower at the "Craiglea" boundary and stepping up towards your western boundary.</li> <li>Professional projections of the noise levels (decibel projections) from the proposed re-location of the playground area. We are interested to be advised how noise levels will affect the "Craiglea" property, especially at the times covering the student's morning and lunchtime breaks.</li> </ul> Clarification of whether functions will be held on the new roof/playground area would be most helpful to our owners if the above information can be supplied at the earliest possible date.	No feedback provided to address the Craiglea information request.
28/11/17	<b>Email from St Aloysius Consultation Coordinator to Craiglea Strata Committee</b>  <i>'Thank you for your email request for further information. I will discuss your request with the project team and we will come back to you shortly with a response.'</i>  Email advises that the St Aloysius Project Director, Peter Brogan seeks access to Craiglea to obtain additional data for investigations, to address Craiglea information requests.	Craiglea advised that St Aloysius is considering the information request and will come back shortly with a response.  St Aloysius provide access to their grounds to the St Aloysius Project Manager as requested.  As at 12/4/18 no information has been provided to Craiglea addressing the repeated information requests notwithstanding that site access had been



DATE OF CONSULTATION	SUMMARY OF LIASON UNDERTAKEN	OUTCOME
		provided.
28/11/17	<p><b>Email by Craiglea Resident to St Aloysius Consultation Coordinator</b></p> <p><i>'I would like to add one more suggestion, if I may – one that many neighbours, aside from us at Craiglea, would agree. Clearly the internal layout of the school is impractical, and I agree future boys will benefit from the changes. However, I haven't seen any mention of the external facades.</i></p> <p><i>I would like to submit that the external perspective is equally dated as is the internal configuration. I have often heard your building described an eyesore by Aloysius parents and neighbours alike.</i></p> <p><i>Would the project team consider cladding or similar to the external walls? Older buildings in the vicinity have done this with great effect and value add.</i></p> <p><i>Would not this enhancement also give the boys greater pride in their school's appearance?</i></p> <p><i>If this enhancement were included, the project would be a far easier 'sell', I believe.'</i></p>	<p>Suggestion noted by St Aloysius for response with previous information request.</p> <p>As at 12/4/18 no information has been provided addressing the architectural treatment of the eastern elevation.</p>
28/11/17	<p><b>Email by St Aloysius Consultation Coordinator to Craiglea Resident</b></p> <p><i>'Thanks again, Jeremy. I will add this suggestion to the set of questions provided yesterday, for the project team's formal response.'</i></p>	<p>As at 12/4/18, no information has been provided addressing the architectural treatment of the Middle Campus facades. See response against email on 13/12/17.</p>
29/11/17	<p><b>Email from Craiglea Strata Committee to St Aloysius Consultation Coordinator</b></p> <p>Craiglea request plans which show all proposed external windows which can be seen from any point on the "Craiglea" property?</p>	<p>As at 12/4/18, no architectural elevation has been provided showing window location relative to Craiglea.</p>
29/11/17	<p><b>Email from Craiglea Strata Committee to St Aloysius Project Manager</b></p> <p>Craiglea advise they are agreeable to surveyors entering "Craiglea" for the purpose of establishing levels as they relate to the proposed extensions at St Aloysius College. <i>'Please advise your surveyors that residents wish to have them investigate any potential overshadowing caused by the St Aloysius extension, on the rear of the units situated in the "cutting" located approximately in the mid-section of the "Craiglea" site.'</i></p>	<p>As at 12/4/18, no overshadowing diagrams have been provided to Craiglea residents notwithstanding that access was granted to their properties for technical investigations.</p>
13/12/17	<p><b>Email by St Aloysius Consultation Coordinator to Craiglea Strata Committee</b></p> <p><i>'Thank you again for your co-ordination of questions from the residents of Craiglea. I would also like to thank you for arranging property access to our project team for their investigations.</i></p> <p><i>In response to the questions raised by the residents of Craiglea, our detailed studies are underway and are likely to be completed in January 2018. We propose an additional consultation session in the last week of January for the residents of Craiglea.</i></p> <p><i>The session would allow our project team to provide presentations on the:</i></p> <ul style="list-style-type: none"> <li><i>• eastern elevation of our proposal when viewed from the grounds of Craiglea</i></li> <li><i>• shadow diagrams indicating the effect on the Craiglea property at critical times of the year, and</i></li> <li><i>• acoustic treatment and noise projections from the proposed relocation of the playground area.</i></li> </ul> <p><i>In response to the question about a built form stepping back from the Craiglea boundary, I am advised this was considered in early concept studies and was based on the minimum statutory setback as a starting point. However, the college asked the design team to consider increasing the setback, in respect of neighbours, and to investigate a vertical façade so that a landscaped courtyard could be created at lower ground level between the building and the existing sandstone boundary wall.</i></p> <p><i>We look forward to the opportunity to present the above details and more to you at our next consultation session at a time convenient to you in the last week of January.'</i></p>	<p>St Aloysius advises Craiglea technical investigators are in hand and a further information session is being scheduled for the last week of January 2018 where information will be presented.</p> <p>St Aloysius further advises that stepped building form has been considered but is not possible. They are looking at side boundary treatments.</p>
18/01/18	<p><b>Email from St Aloysius Consultation Coordinator to Craiglea following up on a suitable time for the Craiglea briefing.</b></p> <p><i>'We are now finalising the architectural and shadowing diagrams, and the visual impact assessments. We were hoping to brief you and your Craiglea neighbours during the week 29 January at St Aloysius' College.</i></p> <p><i>Can you please nominate a few date/time options for the briefing, so I can progress and issue a formal invitation for distribution to Craiglea owners</i></p>	



DATE OF CONSULTATION	SUMMARY OF LIASON UNDERTAKEN	OUTCOME
	<i>and residents?’</i>	
31/01/18	<b>St Aloysius hold the second consultation event.</b>	<ul style="list-style-type: none"><li>Craiglea had wanted the briefing held on their site so the impact of the development could be explained ‘on the ground’. Available Craiglea residents attended the briefing session that was held at a school venue. Residents were not given any information to ‘take away’ to consider. No minutes of the event were prepared and issued to participants. The information presented was not uploaded onto the St Aloysius consultation portal.</li></ul>
01/02/18	<b>Craiglea Strata Committee document their concerns arising from the consultation event in absence of event minutes.</b>	<p>From the presentations, Craiglea Strata Committee identify their concerns as being:</p> <ul style="list-style-type: none"><li>Windows – there are a number of widows in the proposed new facade facing the “Craiglea” garden area. Best to look at the relevant elevation.</li><li>Overshadowing. There is an increased over shadowing effect, especially on the southwest corner of our complex (ie your corner).</li><li>The shadow diagram produced did not identify the amount of changes in the overshadowing resulting from the extension. I asked them to produce a plan showing the change in the amount of overshadowing more clearly. They agree they would do this.</li><li>Finishing height of the extensions. They advised the only area where the present height is exceeded is for a proposed lift well near the Kirribilli Ave frontage on the western side. This is coloured white on their plans so it does not attract attention.</li><li>They are planning to have their approvals and commence construction by November this Year. They “plan” to have the main structure completed by an, as yet, indefinite date in 2020. Other internal alteration will take some years after that. Please check these times as they are my interpretations of what appeared to be the case.</li><li>They agreed construction noise was “unavoidable”.</li><li>The “glass wall” surrounding the outdoor activities area (playground) is to be 2.4 m high. The architect advised there will be an area of “low planting” adjoining the “glass wall”. This is designed to keep students back from the wall. They say the glass is “non-reflective” – I am not convinced that would be the case under all light conditions. I should have thought to question the reflected heat effect of the glass.</li><li>Playground noise – the studies they commissioned show there will be an actual reduction in the current overall noise levels as heard from Craiglea.</li><li>They advise they have no future plans for further extensions to the college. They confirmed there will be no increase in student numbers.</li><li>Virtually all of the current vegetation inside the Aloysius boundary will be remove. It is likely there will be a major “cutting back’ of the large tree (near the boundary) within Craiglea.</li><li>The lack of an effort to “soften” the appearance to the total wall (as viewed from Craiglea) appeared to be a major cause of concern for those who attended the meeting (Charles &amp; Julie, Grant &amp; Gin, Judy &amp; Partner, Jack &amp; Marie, Lyn &amp; John – not one investor owner bothered to attend).</li><li>The vertical surfaces appear to present a very bland appearance. Large areas are not rendered and finished in an appropriate colour.</li><li>The issue of inadequate substantial vegetation along the Aloysius boundary is also a concern. They said they would “consider” that matter.</li><li>Another area not considered is the effect the additional Aloysius walls may have on increasing the ‘wind corridor” on the Craiglea property.</li><li>Also any effect on the “micro climate” within the Craiglea garden area has</li></ul>



DATE OF CONSULTATION	SUMMARY OF LIASON UNDERTAKEN	OUTCOME
		not been assessed.
02/02/18	<p><b>Email from St Aloysius Consultation Coordinator to Craiglea addressing question taken on notice at the consultation event.</b></p> <p>In response to your question about the proposed 2.4m glass barrier for the rooftop terrace, I can confirm that current concept plans show the barrier being placed on the rooftop section that is parallel with Craiglea and then onto part of Kirribilli Avenue. If you were to look down to the bottom of the college's concrete stairs from Upper Pitt Street (next to Craiglea) the proposed barrier would start from that point on the rooftop and extend around to Kirribilli Avenue.</p>	No plan provided verbal explanation of development is unclear.
07/02/18	<p><b>Email sent by Craiglea Strata Committee to the St Aloysius Consultation Coordinator detailing their concerns and outstanding information requests.</b></p> <p><i>Hi Jodie, Could you please confirm that St Aloysius are currently preparing the documentation that they need to lodge with the DPE to obtain the Secretary's Environmental Assessment Requirements (SEARS) for the State Significant Development Application. We are a little confused as to why it is so urgent for us to provide our feedback on the development at this early stage as we have not been given a satisfactory amount of technical information or detailed architectural plans to enable us to quantify and qualify the extent of impact on our properties. <b><u>At this stage we (being all residents and property owners of Craiglea) remain very concerned about the potential loss of amenity to our properties.</u></b></i></p> <p><i>Can you confirm whether you will be undertaking further consultation to progress the concept plans into final DA plans once the DPE has issued the SEARs for this project? It was our understanding that once you have the SEARs that you will prepare the Environmental Impact statement, undertake the required technical investigations and further consultation with the local community and the relevant state government agencies.</i></p> <p><i>We would also like to understand what consultation has been undertaken to date with North Sydney Council both at officer level, with the elected representatives and the Council Precinct Committee.</i></p> <p><i>If you could please clarify the planning process and the extent of consultation that you will be undertaking going forward with Craiglea Residents it would be appreciated. We would be very concerned for our preliminary briefing to be the only consultation being undertaken given the extent of work being proposed. While we appreciate the information session that we attended we feel that this session could only be regarded as an introductory session to launch the project and should not be represented to the Consent Authority as consultation as we are still without the critical information that we require to fully understand how we will be impacted.</i></p> <p><i>In this regard we request the following technical information which includes:</i></p> <ul style="list-style-type: none"><li>• Existing and proposed hourly overshadowing diagrams for June 22<sup>nd</sup> and the March Equinox</li><li>• Photomontages from each our properties and our communal open spaces to understand the view impact</li><li>• Details of elevation treatments and sections with scaled dimensions and RL's for both the St Aloysius development and our own property</li><li>• The Acoustic Impact Report</li><li>• Operational details so that we can understand the intended use of the top floor recreation zone and the proposed hours of use</li><li>• The Lighting Plan for the recreation zone and the new works</li><li>• A Plan detailing the location of all roof mounted plant particularly air-conditioning units relative to our site</li><li>• The materials and finishes schedule both for elevation wall treatments and the roof recreation zone so that we can assess potential for glare and additional heat transfer</li><li>• A Heritage Impact report that properly assesses the impact of the proposed works on Craig Lea</li><li>• Confirmation that all works can be constructed from within the school site without access to our site being required</li><li>• Confirmation that dilapidation reports will be undertaken for all properties within Craig Lea if consent is granted and prior to work commencing.</li></ul>	<p>At the time of writing 12/4/18 St Aloysius has still not provided outstanding information or issued minutes from the consultation briefings held on the 18/11/17 and the 31/1/18.</p> <p>St Aloysius Consultation Coordinator advises that the next opportunity for consultation will occur post lodgement of the Environmental Impact Statement (EIS) when it is placed on public exhibition by the NSW DPE.</p>



DATE OF CONSULTATION	SUMMARY OF LIASON UNDERTAKEN	OUTCOME
	<ul style="list-style-type: none"><li>The statutory planning controls that are being relied upon to guide the design response.</li></ul> <p>We have reviewed the 2015 and 2016 Annual Reports on the St Aloysius Collage website. These reports both state that St Aloysius College in 2016 appointed an architect to prepare a 20 year master plan to guide the future development of the campus. We seek clarification as to how the proposed alterations and additions fit into the 20 year master plan and we would like to view the masterplan to understand the further capital works that will be progressed by the school in the coming years for the entire school campus.</p> <p>At the presentation it was indicated that the proposed alterations and additions would result in no increase in student numbers. In respect to student numbers we would like to know of the 1200 students (the total number of students reported in the 2016 Annual report) how many are located on the middle school campus that adjoins Craiglea and we seek confirmation that the school would accept as a condition of development consent a condition that places a ceiling on the population of the middle school campus at its current level.</p> <p>The headmaster at the briefing indicated that he is open to considering design modifications to the Concept Plan that we were presented. Craiglea residents on the basis of what we have seen to date advise that <b>we cannot support the current concept plan</b>. It has too many amenity implications for our properties. The design modifications that we would like the school to consider include (but may not limited to as we need to view the requested technical information):</p> <ul style="list-style-type: none"><li>The setting back of the development from the Craiglea boundary and the creation of a deep soil landscaped setback that will support substantial plantings to soften the new building form along our common boundary and which will enable the existing tree on our property to exist in its current form. The creation of a green landscaped setback will also respect our communal open space which was part of the original Craig Lea curtilage and gardens.</li><li>The stepping up of the development so that the greatest height and bulk of the new building form is positioned on the western boundary and away from the Craiglea boundary.</li><li>The redesign of the roof top recreation zone so that a substantial setback is provided from the Craiglea boundary. This would also mean that any protective glass cladding around the perimeter would also be setback so that the existing views that are enjoyed from the Craig Lea apartments are retained unimpeded. The setback area should be treated with low-lying vegetation to green the roof scape and ensure that there is no glare or heat transfer.</li></ul> <p>It would also be appreciated if you could provide your minutes of the briefing session that we attended and clarify how you intend to report on the discussions that have been held to date in your consultation outcomes report.</p> <p>We look forward to receiving your response at your earliest convenience. We will forward to you the completed feedback form shortly but in the interim we need to further understand the consultation process that you intend to follow. Maybe there is a Consultation Plan that you could provide to us that would set this out relative to the statutory planning process that you will be following.</p> <p>Your assistance is greatly appreciated and we look forward to working with you to ensure that the St Aloysius development achieves a sympathetic and responsive development outcome that both the school community and local residents can be proud of. Please do not hesitate to contact me if you seek clarification about any of the matters raised.</p>	
08/03/18	<b>Craiglea Strata Committee issue a letter prepared by Urban Concepts to the Principal St Aloysius College raising concern at the limited consultation, the lack of information being provided and requesting a meeting to discuss their concerns.</b>	
12/03/18	<b>St Aloysius Principal responds to Urban Concepts letter.</b>  Letter details that meeting and information requests are denied and that the College consider sufficient information has been supplied to Craiglea residents at this stage in the project. The following extract from that letter summaries the position that has been taken by the College.  <i>'Ms Barnett, given the engagements listed, I am confident that the College has met the consultation requirements of the Department of Planning and Environment SEAR's. The outcomes of that consultation will be documented in the Environmental Impact Statement.'</i>	St Aloysius denies request for a meeting with Craiglea to discuss their concerns. As no minutes have been issued by St Aloysius it is difficult to understand how the outcomes of the consultation can be reported on in the EIS and more importantly through design amendments.





SUMMARY OF INFORMATION REQUESTS MADE BY CRAIGLEA STRATA COMMITTEE TO ST ALOYSIUS.

CONCERN	COMMENT
ELEVATION	Produce an elevation (at their cost) showing the residents of Craiglea how the finished development will appear when viewed from the Craiglea property?
SHADOW DIAGRAM	They say they do not have one at present, however, they will produce one. Shadow diagrams showing the effect on the “Craiglea” property at various times during the day, throughout the year.
OVERSHADOWING	There is an increased over shadowing effect, especially on the southwest corner of our complex (ie your corner). The shadow diagram produced did not emphasise the degree (ie. The amount of change) of the increase in the overshadowing to result from the extension. Need to produce a plan showing the change in the amount of overshadowing more clearly. They agree they would do this.
STATE SIGNIFICANT DEVELOPMENT	Why this was being handled as a State Significant Development. The headmaster advised this was because of the value of the development and the fact it was an education facility. It would be interesting to look at the definition of what qualifies as a “State significant Development”.
NORTH SYDNEY COUNCIL	Asked about the involvement of North Sydney Council and was advised they will have an “input” when the development plans are lodged.
CHILD SAFETY	Raised the question of child safety in an “elevated” playground.
NOISE LEVELS	Raised concerns about the noise levels which may be transferred to the Craiglea property. Professional projections of the noise levels (decibel projections) from the proposed re-location of the playground area. We are interested to be advised how noise levels will affect the “Craiglea” property, especially at the times covering the student’s morning and lunchtime breaks.
CONSTRUCTION NOISE	They agreed construction noise was “unavoidable”.
STAGGERING THE HEIGHT OF THE DEVELOPMENT	Verbally discussed with the Headmaster if they would consider staggering the height of the development as it progressed in a westerly direction away from Craiglea. i.e., Lower adjoining Craiglea and rising in height as the new extension moved towards the west. He verbally advised this could be considered.
NEW ROOF/PLAYGROUND AREA	Will you be holding functions on the new roof/playground area
PLAYGROUND NOISE	The studies they commissioned show there will be an actual reduction in the current overall noise levels as heard from Craiglea.
INTERNAL LAYOUT	Clearly the internal layout of the school is impractical, and future boys will benefit from the changes.
EXTERNAL FACADES	The external perspective is equally dated as is the internal configuration. Often heard the College building described as an eyesore by Aloysius parents and neighbours alike. Would the project team consider cladding or similar to the external walls? Older buildings in the vicinity have done this with great effect and value add. Would not this enhancement also give the boys greater pride in their school’s appearance?



DATE OF CONSULTATION	SUMMARY OF LIASON UNDERTAKEN	OUTCOME
<b>FINISHING HEIGHT OF THE EXTENSIONS</b>	They advised the only area where the present height is exceeded is for a proposed lift well near the Kirribilli Ave frontage on the western side. This is coloured white on their plans, so it does not attract attention. They are planning to have their approvals and commence construction by November this Year. They “plan” to have the main structure completed by an, as yet, indefinite date in 2020. Other internal alteration will take some years after that.	
<b>GLASS WALL</b>	The “glass wall” surrounding the outdoor activities area (playground) is to be 2.4 m high. The architect advised there will be an area of “low planting” adjoining the “glass wall”. This is designed to keep students back from the wall. They say the glass is “non-reflective” that would be the case under all light conditions. In response to your question about the proposed 2.4m glass barrier for the rooftop terrace, I can confirm that current concept plans show the barrier being placed on the rooftop section that is parallel with Craiglea and then onto part of Kirribilli Avenue. If you were to look down to the bottom of the college’s concrete stairs from Upper Pitt Street (next to Craiglea) the proposed barrier would start from that point on the rooftop and extend around to Kirribilli Avenue.	
<b>HEAT AFFECT OF THE GLASS WALL</b>	Should have thought to question the reflected heat effect of the glass.	
<b>FUTURE PLANS FOR FURTHER EXTENSIONS</b>	They advise they have no future plans for further extensions to the college.	
<b>STUDENT NUMBERS</b>	They confirmed there will be no increase in student numbers. Provide an approved drop off/pick up point for students arriving/leaving by car.	
<b>PROVIDE ON-SITE CAR PARKING FOR STAFF AND VISITORS</b>		
<b>VEGETATION INSIDE ALOYSIUS BOUNDARY</b>	Virtually all of the current vegetation inside the Aloysius boundary will be remove. It is likely there will be a major “cutting back’ of the large tree (near the boundary) within Craiglea The issue of inadequate substantial vegetation along the Aloysius boundary is also a concern. They said they would “consider” that matter.	
<b>WIND CORRIDOR</b>	Another area not considered is the effect the additional Aloysius walls may have on increasing the ‘wind corridor” on the Craiglea property	
<b>MICRO CLIMATE</b>	Also any effect on the micro climate within the Craiglea garden area has not been assessed.	
<b>EXTERNAL WINDOWS</b>	Please forward a plans/which show all proposed external windows which can be seen from any point on the “Craiglea” property?	
<b>WALL BETWEEN BOUNDARY WITH CRAIGLEA</b>	The lack of an effort to “soften” the appearance to the total wall (as viewed from Craiglea) appeared to be a major cause of concern for those who attended the meeting.	

# Appendix C

## Site Photographs



**PHOTOGRAPH 1 CRAIGLEA KIRRIBILLI AVENUE STREET FRONTAGE**



**PHOTOGRAPH 2 VIEW LOOKING EAST DOWN KIRRIBILLI AVENUE**

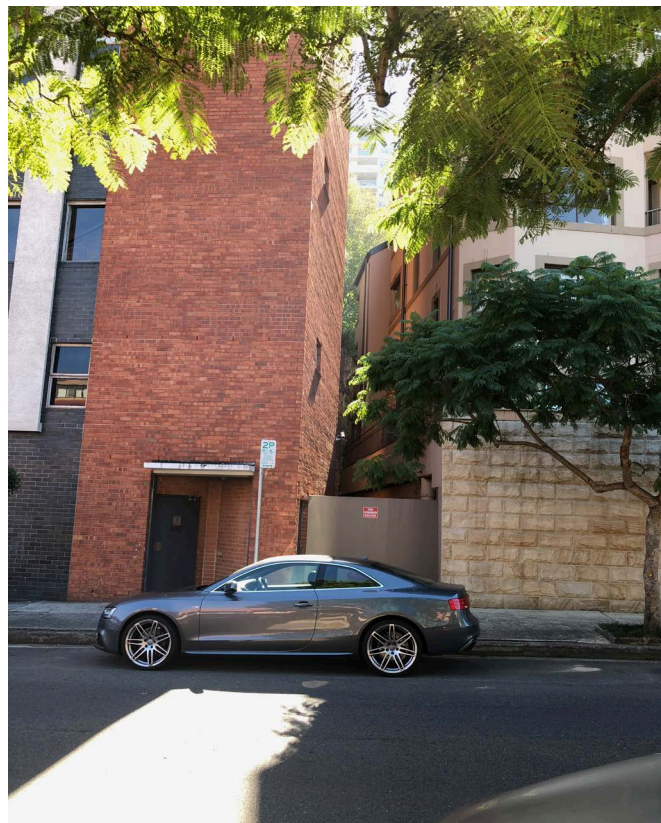




**PHOTOGRAPH 3A LIMITED SETBACK BETWEEN MIDDLE CAMPUS AND CRAIGLEA AT KIRRBILLI AVENUE**



**PHOTOGRAPH 3B LIMITED SETBACK BETWEEN MIDDLE CAMPUS AND CRAIGLEA AT KIRRBILLI AVENUE**





**PHOTOGRAPH 4 VIEW LOOKING WEST DOWN KIRRIBILLI AVENUE**



**PHOTOGRAPH 5 VIEW LOOKING WEST FROM CRAIGLEA OPEN SPACE INTO ST ALOYSIUS MIDDLE CAMPUS**





**PHOTOGRAPH 6 THE WESTERN FACADES OF THE CRAIGLEA HOUSE MANSION AND ITS ADJOINING GARDEN CURTILAGE**



**PHOTOGRAPH 7 VIEW FROM THE CRAIGLEA HOUSE UPPER GARDEN**





**PHOTOGRAPH 8 VIEW FROM CRAIGLEA MIDDLE GARDEN LOOKING WEST ACROSS MIDDLE CAMPUS**



**PHOTOGRAPH 9 VIEW FROM CRAIGLEA MIDDLE GARDEN LOOKING WEST ACROSS ST ALOYSIUS COLLEGE AT BOUNDARY**





**PHOTOGRAPH 10 LANDSCAPE TREATMENT ON CRAIGLEA LAND ADJOINING EASTERN BOUNDARY OF ST ALOYSIUS COLLEGE**



**PHOTOGRAPH 11 VIEW LOOKING NORTH WITHIN CRAIGLEA MIDDLE GARDEN**





**PHOTOGRAPH 12 VIEW LOOKING EAST FROM WITHIN CRAIGLEA MIDDLE GARDEN TO CRAIGLEA HOUSE**



**PHOTOGRAPH 13 VIEW FROM CRAIGLEA DRIVEWAY OFF UPPER PITT STREET**





**PHOTOGRAPH 14 VIEW OF CRAIGLEA HOUSE FRONTAGE FROM UPPER PITT STREET**



**PHOTOGRAPH 15 VIEW LOOKING WEST FROM UPPER PITT STREET ACROSS ST ALOYSIUS**





**PHOTOGRAPH 16 VIEW FROM UPPER PITT STREET LOOKING SOUTH WEST ACROSS ST ALOYSIUS COLLEGE THROUGH TO HARBOUR BRIDGE**

