



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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24 February 2020

Ms Aditi Coomar  
NSW Department of Planning, Industry and Environment  
320 Pitt Street  
Sydney NSW 2000

Dear Aditi,

## **SANTA SOPHIA CATHOLIC COLLEGE (NEW SCHOOL) (SSD-9772)**

### **RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION**

This letter has been prepared on behalf of Catholic Education Diocese of Parramatta (CEDP) in response to NSW Department of Planning, Industry and Environment's (DPIE) requests for additional information of 17 February 2020 and 24 February 2020. This letter includes a response to the matters raised and the supporting documentation requested by the DPIE, as follows:

- An updated Clause 4.6 variation request addressing height and FSR – refer Attachment A.
- Elevations and sections with building height marked – Attachment B
- 10-14 Red Gables Road, Box Hill NSW 2765 - Contract for the sale of land – commercial in confidence – refer Attachment C

The following sections of the letter respond to the other matters contained in the RFI.

#### **1. SITE AREA AND LEGAL DESCRIPTION**

DPIE has requested clarification of the site area and legal description of the site.

The site is Lot 1 DP 1237552 with an area of 11,413m<sup>2</sup>. This includes the access handle as per the survey submitted with the EIS.

The site area referenced in the Environmental Impact Statement was 10,132m<sup>2</sup>. A subdivision application prepared by Celestino (571/2018/ZB) refined the lot boundary of the school site resulting in the increase. The previous area was referenced in the EIS in error.

#### **2. GROSS FLOOR AREA AND FLOOR SPACE RATIO**

The gross floor area (GFA) for the proposal is 15,090m<sup>2</sup>. The site area is 11,413m<sup>2</sup> and the resultant floor space ratio (FSR) is 1.32:1.

An updated Clause 4.6 variation request addressing the non-compliance with the height of building and FSR development standards is included at Attachment A.

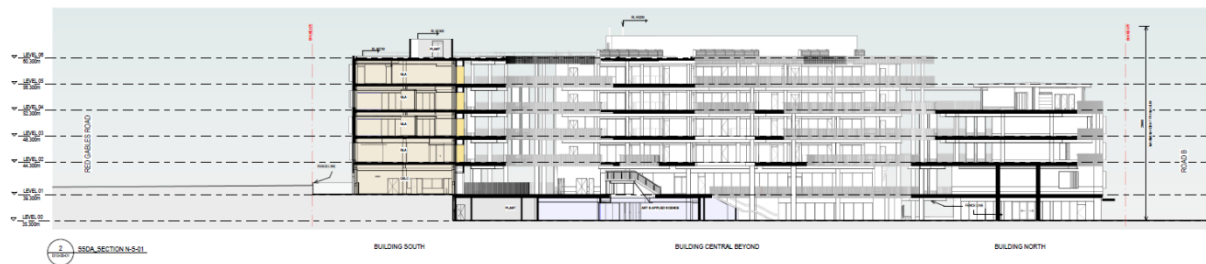
### 3. BUILDING HEIGHT

The maximum height of the school (to the top of the cooling towers on the central building) is RL65.200 or 29.9m. The height to the top of the plant on the central building is RL 63.800 or 28.5m.

The site was levelled under development application 2019/173/HA to set the ground level at RL 35.300m. This forms Level 00 across the school site.

This is shown on the architectural elevations and sections provided at Attachment B and in the excerpt provided below.

Figure 1 – Santa Sophia Section



Source: BVN

### 4. DEED OF AGREEMENT FOR PROVISION OF PARKING IN THE TOWN CENTRE

The contract for the sale of land from Celestino to CEDP has been included at Attachment C. Refer to Schedule J of Attachment C for details of the long-term carpark licence agreement. In summary, the agreement evidences the requirement for Celestino to provide 110 spaces in the temporary car park location and to accommodate at least 110 carparking spaces within a 200m radius from the boundary of the school.

Schedule K of the contract provides the details of the temporary carpark park licence agreement. Consent for the temporary car park (29/2020/HA) was approved by the Hills Shire Council on 21 October 2019.

The information provided in the carpark licences confirms that 110 car spaces to meet the needs of the school will be available on both a temporary and permanent arrangement.

The applicant will accept conditions of consent ensuring car parking is provided for the development.

## 5. DAYLIGHT TO DECKS STUDY

DPIE has requested clarification regarding the Steensen Varming Daylight to Decks study, specifically confirmation of the time of year that is represented in the outputs. Steensen Varming has confirmed:

- The Daylight Study is an annual calculation and shows the percentage of time when the tested area received the required threshold light levels within the occupied hours (8am – 5pm)
- Shadow diagrams show a single time step. For example a time of day at different times of the year.

Therefore, the output from the Daylight to Decks study cannot be compared to the single time step shown in the Shadow Diagrams.

## 6. OUT OF HOURS CARE (OOSH)

Out of school hours care at the school (OOSH) will be administered from an office within the school where staff will process the arrival and departure of children from OOSH. From this location the children will then move throughout the school and undertake activities in different areas. The OOSH service will cater for approximately 400 students before and after school depending on operational requirements and the demands of the school community for before and after school care.

We trust this information satisfies DPIE's request and the assessment of SSD 9772 can be finalised.

If you have any questions please do not hesitate to contact me [aroff@urbis.com.au](mailto:aroff@urbis.com.au)

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Elaine Roff".

Alaine Roff

Associate Director



## **ATTACHMENT A**



## **ATTACHMENT B**



## **ATTACHMENT C**

