



Marist Catholic College North Shore

Operations Statement

For

State Significant Development Application

August 2022

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1. Introduction

This Operations Statement supports a State Significant Development (SSD) Development Application (DA) for the expansion and redevelopment of Marist Catholic College North Shore, which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Sydney Catholic Schools is the proponent of the SSD DA.

2. Background

A 24-month study undertaken by Sydney Catholic Schools has identified a major deficiency in the provision of affordable, non-government education within the North Sydney Local Government Area (LGA).

The study also identified that the choice for families is extremely limited, as almost all of the schools in North Sydney provide single-sex education, with co-educational schools significantly underrepresented.

Sydney Catholic Schools, as operators of St Mary's Catholic Primary School and Marist College North Shore, is responding to this challenge and has identified a strategic response that can positively support the future of North Sydney.

3. Site Description

The site is located at 270 Miller Street, North Sydney within North Sydney LGA. It is bound by Carlow Street to the north, Ridge Street to the south, Miller Street to the east, and Ridge Lane to the west. It is surrounded by a mix of civic, residential and commercial uses.

It is approximately 700m north of the North Sydney CBD and located opposite St Leonards Park and North Sydney Oval. The site is strategically located between the Crows Nest and North Sydney, which will soon be connected by the Sydney Metro. The site is approximately 250m to the north of the future Sydney Metro Station at the corner of Miller and McLaren Streets.

Existing development on the site includes St Mary's Primary School, Marist College North Shore, St Mary's Church and Parish Centre, the former Presbytery and Monastery, as well as the two acquired terraces along Miller Street and a childcare centre known as the Jacaranda Cottage.

The site comprises 26 lots and has a total area of 22,420m². The locational context of the site is shown at **Figure 1** and an aerial photograph of the site is shown at **Figure 2**.

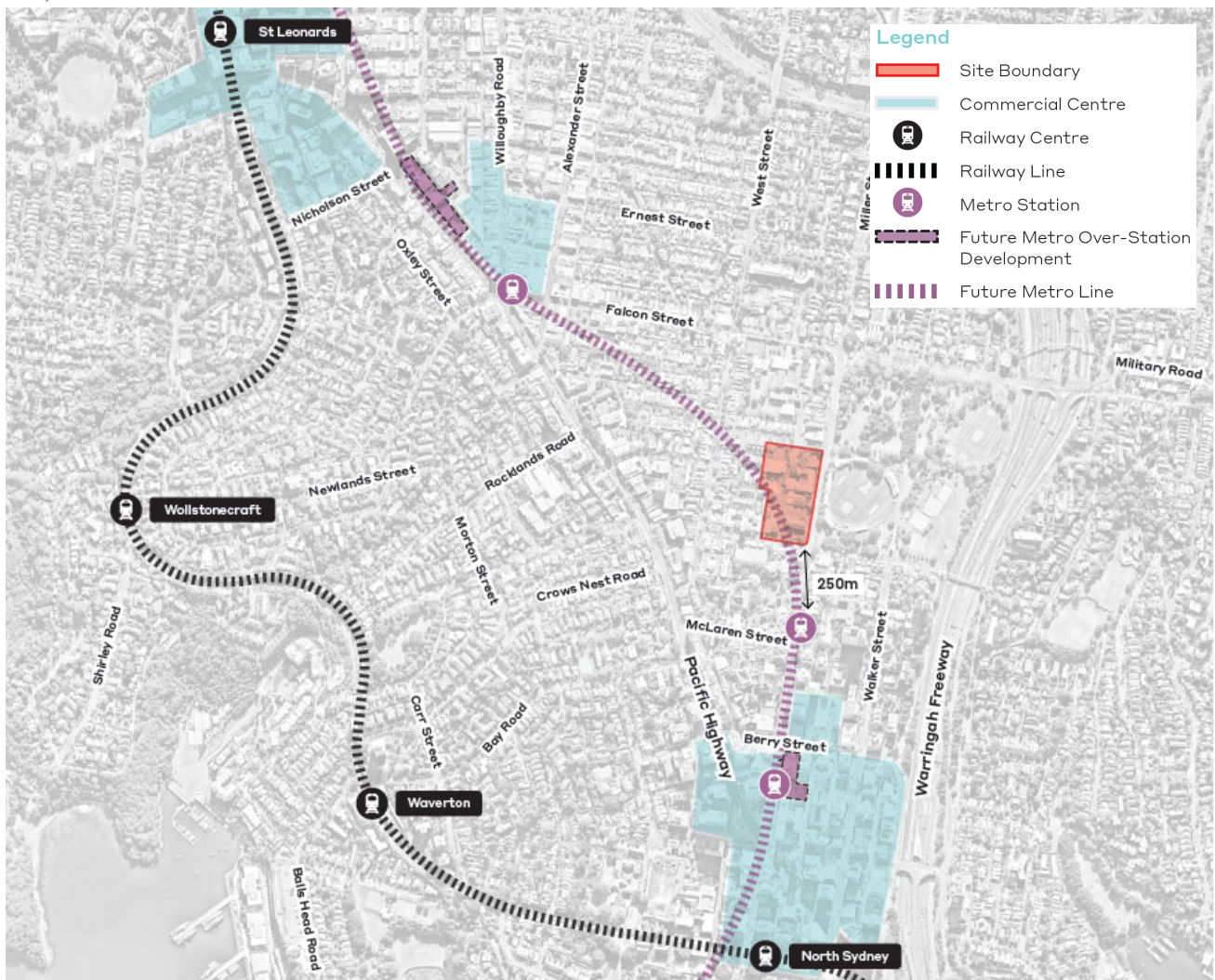


Figure 1 Site Context

Source: Ethos Urban



Figure 2 Site Aerial

Source: Ethos Urban



4. Overview of the Proposed Development

The SSD DA seeks approval for:

- Retention of key buildings including St Mary's Church and Parish Centre, the former Presbytery, St Mary's Primary School and some existing buildings on the western boundary.
- Demolition of existing buildings along Miller Street and Carlow Street, including the childcare centre and terrace houses.
- Construction of a mixed-use education precinct comprising a high school and early learning centre, including:
 - adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;
 - construction of a multistorey educational building on the corner of Miller Street and Carlow Street;
 - construction of a multistorey mixed-use educational building along Miller Street, accommodating teaching facilities, an early learning centre and an auditorium.
 - construction of a new basement car park; and
 - provision of ancillary canteen/café uses.
- Landscaping and public domain works, including the creation of a new plaza along Miller Street, adjoining St Mary's Church.

5. Secretary's Environmental Assessment Requirements

DPIE has issued Secretary's Environmental Assessment Requirements (SEARs) for the proposed development. This report has been prepared having regard to the relevant SEARs as follows:

SEAR	Comment / Reference
Provide details of the existing and proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.	Please refer to section 6.0 of this statement.
Provide a detailed justification of suitability of the site to accommodate the proposal.	Please refer to section 7.0 of this statement
Provide details of the tertiary education use that is proposed within the site.	The tertiary education as identified in the application for SEAR's is no longer included in the proposed development.
Provide details of how the school will continue to operate during construction activities of the new primary and secondary school, including proposed mitigation measures.	Please refer to section 8.0 of this statement
Provide details of how the school and external educational provider could provide access to facilities for community use after hours and outside of school term.	Please refer to section 6.3 and 6.4 of this statement.
Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.	Please refer to section 6.3 and 6.4 of this statement



Following the second exhibition, DPE requested a number of operational responses in a letter dated 20 December 2021, we provide a response to each of this in the table below:

DPE Requirement (letter dated 21 December 2021)	Comment / Reference
<p>Clarification of the proposed allocation of parking spaces, in particular:</p> <ul style="list-style-type: none"> at the basement level of the Carlow Street building, noting the RtS states there are 50 staff parking, 9 childcare, 12 PUDO. However, the architectural drawings indicate 48 staff parking, 10 childcare and 13 Years 2-12 PUDO. 	<p>Please refer to the updated TTPP Traffic Impact Assessment for the consistent parking space numbers.</p>
<p>Clarification of the proposed allocation of parking spaces, in particular:</p> <ul style="list-style-type: none"> the use and allocation of the Ron Dyer spaces. 	<p>The parking spaces in the basement of the existing Ron Dyer Centre are to be allocated to the Parish on a 24/7 basis.</p>
<p>Clarification of the proposed allocation of parking spaces, in particular:</p> <ul style="list-style-type: none"> the use of the Carlow Street building PUDO and childcare spaces outside of PUDO times. 	<p>The parking spaces in the Carlow St Building that are marked for Childcare are for the use of the childcare operator. The PUDO is not just limited to any specific hours.</p> <p>The architectural design statement and the updated TTPP Traffic Impact Assessment has clarified the operation of the PUDO in the Carlow St basement. There are 13 spaces that are taken offline for parking during PUDO times as this is the space for students to safely wait (most common in the pm pick up). Outside of the PUDO hours, then these 13 spaces are made available for visitors to the school or staff. This will be managed by the school for compliance.</p>
<p>Confirmation of the location and amount of existing bicycle parking spaces on the site and their designation (staff/students) to allow a comparison with the proposed bicycle parking.</p>	<p>There are currently no bicycle parking spaces on the school grounds.</p>
<p>Community use</p> <p>The Department requires you to confirm what existing buildings / spaces are currently available for use by the community, whether they are user-pays, times/frequencies and whether there is any proposed change to those existing arrangements as part of this application.</p>	<p>There are currently no existing buildings available for community use.</p> <p>Section 6.3 of this Operations statement has been updated to reflect this and outlines the proposed community uses.</p>
<p>Provide an updated construction staging plan / table:</p>	<p>Please refer to Table 2 in Section 6.1 of this Operations Statement.</p>



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| <ul style="list-style-type: none">• predicted construction start and finish dates.• in which stage(s) car parking spaces and PUDO facilities are removed and provided.• in which stage(s) student and staff numbers are increased.• in which stage(s) the Miller Street vehicle entrances and the existing through-site vehicle route is removed.• review of the consistency between the CMP and Design Report at Stage 03B and clarify in which stage(s) the demolition of Block A and portables and construction of the pavilion is proposed to occur. | |
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6. Existing and Proposed School Operations

Provide details of the existing and proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.

6.1 Student and Staff Numbers

The maximum capacity of the school under the proposed development is 1,984 students with approximately 196 staff. The SSD design caters for the increased capacity of the school and staff. The current capacity and the proposed capacity are provided in **Table 1** below. There are currently 1,342 students and 135 staff at the school and childcare facility.

Table 1 School student and staff numbers

Category	Staff	Students
Current Enrolments		
Primary	40	466
Secondary	80	826
Childcare	15*	50*
Sub-total	135	1,342
Proposed Capacity		
Primary	43	544
Secondary	132	1,440
Childcare	21	90
Sub-total	196	2,074

**The current Childcare facility is operated by a separate entity.*

The growth of the student enrolments is anticipated to match the capacity of the school as it progressively increases throughout the staged delivery. The development is designed for a capacity of the school as per Table 1 above.

Table 2 provides the estimated capacity of the school at the completion of each stage. This also shows some of the nuances for each stage. This should be read in conjunction with the Staging Plan prepared for the project.

Table 2 Staging and operational changes

Stage	Scope Summary	Approx. Capacity at completion	Parking, PUDO and demountables	Construction Start	Construction Finish	Miller Street Access
Current (includes Stage 2A)	N/A	N/A	101 (Including 6 Disabled). Existing PUDO retained	N/A	N/A	Both still in operation
Stage 2B	<ul style="list-style-type: none"> • Install of temporary classrooms • Demolition of Block B (Cricket nets building) • Construction of Carlow St Building, • Landscaping to Carlow St, Miller St (part) • Relocation of school operations • Refurbishment of existing library to General Learning in Building F 	1,716 (Increase of 374)	71 parking spaces added during this stage (total of 172). Proposed PUDO to be implemented at the end of this stage.	1/2023	1/2025	Both still in operation
Stage 4 & Stage 5	<ul style="list-style-type: none"> • Demolition of existing Block A • Construction of Miller St Building including Auditorium and Early Learning Centre, • Landscaping to Miller St, internal quadrangle and Miller Courtyard. 	1,996 (Increase of 280)	No change to parking spaces (total 172). Proposed PUDO in place. Existing temporary buildings removed.	1/2025	1/2027	Both Miller St driveways removed, however refer to the PCMP for construction requirements.
Stage 3A	<ul style="list-style-type: none"> • Removal of temporary classrooms • Restoration of existing Presbytery (including new lift and stair at rear) • New Fitout of Presbytery for Parish • Relocation of Parish to Presbytery • Refurbishment of Ron Dyer Centre for school use (level 1 & Ground Floor) 	2,074 (Increase of 78)	No change to parking spaces (total 172). Proposed PUDO in place	6/2025	12/2025	Both Miller St driveways removed, however refer to the PCMP for construction requirements.
Stage 3B	<ul style="list-style-type: none"> • New Piazza (East) • St Mary's Garden, • Church doors, vestibules, landing, ramp and stairs (north of Church), 	2,074	40 parking spaces removed (total of 132). Proposed PUDO in place	1/2026	6/2027	Both Miller St driveways removed, however refer to the PCMP for construction requirements.
Stage 3C	<ul style="list-style-type: none"> • Piazza (West), • Precinct Pavilion and Café/Canteen. 	2,074	15 parking spaces removed (total 117).	7/2027	12/2027	Both Miller St driveways removed, however refer to the PCMP for construction requirements.

6.2 Hours of Operation – Standard School Operation

The Primary and Secondary campuses operate different hours and are detailed below:

Table 3 Official Hours of operation

Year	Official Start time	Official Finish time
Current		
Primary	8:00am	3:30pm
Secondary	8:30am	3:30pm
Childcare and after hours care*	7:00am	6:00pm
Proposed		
Primary	7:00am	6:00pm
Secondary	7:00am	6:00pm
Childcare and after hours care*	7:00am	6:00pm

**The current Childcare facility and after hour care are operated by a separate entities.*

There are some activities that occur outside of these official hours of operation that include use of the Gym (from 6:00am), the library is proposed to open until 10:00pm and cadets use the facilities until 9:00pm on some days of the week.

6.3 Community Use of School Facilities

There are currently no community uses of the existing school buildings.

It is proposed selected facilities, including but not necessarily limited to the Auditorium, library and outside areas, may be operated outside of standard school hours on a “user pays” basis. Hours of operation are anticipated to be between 6:00pm – 10:00pm on weekdays and during weekend periods. Weekend usage times are to be determined but could be expected to be within 6:00am – 10:00pm. The Auditorium is on the east of the site with direct Miller Street frontage, so it is ideally suited to use by 3rd parties.

The Auditorium is intended to be predominantly a school facility, however outside of the school hours this could be utilised by the neighbouring church for large gatherings and to the general public on a ‘user pays’ basis for productions, hospitality or similar.

Any impact on the amenity of the local area would be limited to the operating hours (up to 10:00pm and in similar keeping with the operation of the North Sydney Oval events. As part of the EIS a Traffic Impact Assessment has been undertaken that takes into account of any traffic impact due to such use of the Auditorium. The proximity to North Sydney Station, future Sydney Metro and Busses to multiple locations would alleviate adverse traffic impacts.

6.4 Proposed Piazza

A key component of the development is the new Piazza that is created by moving the on-grade above ground carpark to the proposed Carlow Street underground carpark. The new Piazza will be the new front door to MCCNS and stepping away from the rush of Miller Street through the Piazza to slow down

and walking to the School Reception. In addition, it will be a place to reflect away from the busy street traffic of Miller Street and visit the Parish Centre and the St Mary's Church in a welcoming manner.

The Piazza is proposed to be a location of congregating and gatherings before and after regular church services, weddings, and funeral services.

The Piazza will not be fenced so the public can also enter the Piazza, sit and reflect. It is not intended that the Piazza will be available for third party outdoor events such as concerts or market, however by agreement between North Sydney Council and the Parish this could be considered.

All School activities in the new Piazza will be supervised by teaching staff to ensure the children safety.



7. Suitability of the Site

Provide a detailed justification of suitability of the site to accommodate the proposal.

The site is suitable for the proposed development, as outlined below.

- **Continuation of education uses on the site** – The proposal seeks to continue the use of St Mary's Primary and Marist Catholic College in to a single school with two campuses. St Mary's Primary School and Marist Catholic College have both been in operation since 1888. Whilst the site is constrained, the development has been designed to sit comfortably within the context of the site and its surrounds and will enable the continued provision of catholic education as one school, with two campuses.
- **Utilisation of existing structures and heritage fabric** – Responding to the site's heritage significance has been a key design consideration. The design seeks to showcase the layered history of the site by restoring the Presbytery Building and moving Our Lady of the Way Parish in to the historic building. The creation of new doors on the North elevation of St Mary's Church to the new Piazza not only retains the look of the church, but embraces community and gathering of parishioners on Sundays and mass times.
- **Consistency with site zoning and relationship with surrounding uses** – The proposed land use is permissible within the zone, being the SP2 and R4 and is consistent with the objectives of the zone.
- **Ability to manage environmental impacts** – Environmental impacts associated with the proposed development are capable of being managed and mitigated. The EIS demonstrates that heritage, traffic, visual and construction impacts can all be appropriately managed. Further, the site is capable of being remediated to ensure its suitability for the proposed use.
- **Access to public transport** – MCCNS is well connected to public transport and walkability perspective, being within walking distance of North Sydney station, the future Sydney Metro, and bus transportation options. This makes the site suitable for increased student capacity, with opportunities for increased non-car mode share to minimise impacts on traffic and parking.
- **Increased school capacity** – The proposal responds to the immediate and future demand for secondary school facilities, providing capacity for up to 1,440 secondary students (an increase of 614 students). The redevelopment of the site will accommodate demand both within the catholic catchment and the broader lower north shore.
- **Increased space for public use** – The removal of the existing on-grade above ground carpark to the proposed Carlow Street underground carpark and replacing with the new Piazza will increase the public amenity of the area and provide a place for quiet reflection.



8. Operation During Construction

Provide details of how the school will continue to operate during construction activities of the new primary and secondary school, including proposed mitigation measures.

It is proposed that the school will continue to operate throughout the development of the site, however the project is intended to be staged over the next 5 – 10 years.

Included in the EIS is a Preliminary Construction Management Plan that describes the use of hoarding, site fences and other methods to separate the construction activities with the operation of the school.