



10 February 2023

Mr Kevin Kim  
Senior Planner  
NSW Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Kevin

**SSD-31822612: Alterations and Additions to Barker College: written Submission on behalf of the Diocese of Broken Bay**

The Trustees of the Roman Catholic Church for the Diocese of Broken Bay (known as the **Diocese**) is the registered proprietor of multiple properties located in Waitara including:

- 18, 20, 22, 24 and 26 Yardley Avenue (residential)
- 31 Unwin Rd (residential)
- 1A Clarke Rd (site of CatholicCare Seniors services)
- 3 McAuley Place (site of CatholicCare Disabilities Services)
- 23-25 Yardley Ave (site of Our Lady of the Rosary Cathedral, Our Lady of the Rosary Primary School, presbytery and carpark)
- 27 Yardley Ave (site of Hornsby Cathedral Parish office)
- 29-31 Yardley Ave (site of CatholicCare's Family Centre and Early Learning Centre)
- 16 Woolcott Ave (site of St Leo's Catholic College)
- 37-63 Unwin Rd (site of St Leo's Catholic College)

Together these properties comprise the **Hornsby Cathedral precinct**. The Hornsby Cathedral precinct is of key significance to the Diocese. It is the setting for our Cathedral which serves the entire Diocese and is the home of multiple Diocesan agency services.

On behalf of the Diocese and its agency CatholicCare, I wish to make a submission on the development application for State Significant Development lodged by Barker College for "Alterations and Additions to Barker College"- SSD-31822612 (**SSD Application**). As a major stakeholder in the Hornsby area, we thank the Department of Planning Industry and Environment for the opportunity to comment on this significant proposal.

The Diocese is of the opinion that **SSD-31822612** will directly impact its Hornsby Cathedral precinct and objects to the proposal as submitted. The key issues and concerns of the Diocese are outlined below.

## **1.0 BACKGROUND – THE DIOCESE LANDHOLDING**

The Diocesan properties in the Hornsby Cathedral precinct are located to the east and south-east of Barker College. Together they comprise a very significant precinct for the operations of the Diocese and key Diocesan stakeholders including:

- Hornsby Cathedral Parish,
- CatholicCare (an agency of the Diocese) responsible for Family Services, Disability Services, Seniors Services and an Early Learning Centre; and

- Catholic Schools Broken Bay (CSBB) also an agency of the Diocese, responsible for the operation of Our Lady of the Rosary Primary School and St Leo’s Catholic College.

CSBB will separately address its concerns regarding the two schools within the precinct.

## 2.0 SUMMARY OF KEY ISSUES

Following is a summary of the key concerns relating to the SSD Application.

### 2.1 Scale of proposal

The scale of development outlined in the SSD Application is extensive and given the inclusion of several significant buildings it is not considered to be simply “alterations and additions”. The new buildings proposed are considered to be substantial developments which will have significant impact on the surrounding area. In addition, the Concept Plan proposes a breach to the Hornsby LEP Height of Building control but does not provide any analysis of impacts and suitability. Whilst it is recognised that there is no statutory need for a clause 4.6, the tests contained therein provide guidance for the suitability of excessive height above that considered in the LEP – which provide a guide for the desired future character of the precinct.

### 2.2 Engagement

Despite falling within the catchment area of consultation as identified in Figure 1 (below) of the Engagement and Outcomes Report prepared by Urbis, the Diocese was not notified of any engagement opportunities. The Diocese would have welcomed the opportunity to provide feedback and comment on the proposal prior to its finalisation. The fact that the Diocese and other relevant stakeholders such as CatholicCare and the Parish were not consulted fails to appropriately address the SEARS request (22) Engagement.



- The site
- Community catchment

## 2.3 Transport and Accessibility

Traffic flow and parking are key issues for the Hornsby Cathedral Precinct and all its occupants, users and visitors.

The precinct serves multiple stakeholders including clergy and parishioners, clients of CatholicCare's Early Learning Centre (catering to children aged 6 weeks to 5 years) and clients of CatholicCare's Seniors services, Disability Services and Family Centre. Those facilities cater to some who are considered vulnerable due to their age and/or special needs. In particular it is important to note that CatholicCare provides multi-faceted services and support to our less advantaged community so ready access to their services is a significant practical matter for those served by CatholicCare.

Daily traffic to and from the precinct is already challenging at peak periods so any addition to the traffic in the area and parking availability without adequate mitigation will result in significant additional challenges.

Despite recognition in the traffic modelling that Barker College is surrounded by several traffic-generating developments that attract large congregations of people at a given time (including multiple schools and the CatholicCare services), there is a lack of assessment of the growth potential in capacity in the traffic modelling completed. The Green Travel plan and unconfirmed intersection upgrades are not considered to be adequate mitigation measures.

In the Urbis social impact assessment, a **medium negative social impact** of the proposal is described as follows:

*"The proposed increase in the student and staff population of Barker College will mean additional movements to and from the school which **may have an impact on the way residents and workers of the streets immediately surrounding the site access their local area.**"(p.15)"*

*"The Traffic and Accessibility Impact Assessment estimates the proposal will result in an additional 63 vehicles per hour during the morning peak period and an additional 53 vehicles per hour during the afternoon peak period. Modelling within the TAIA indicates that the proposal will marginally increase delays to the intersections of Clarke Road – College Crescent and Pacific Highway – Unwin Road. These intersections are expected to be over capacity by the year 2026, even without the added proposal traffic (p.17)".*

*"Based on the above assessment and the findings of the TAIA, increased traffic and parking challenges associated with the increase in student and staff numbers will likely have a medium negative impact on surrounding residents' way of life and ability to access service and facilities. (p.17)".*

As a result of these findings, it is expected that the proposal will also result in a negative impact to the entire Hornsby Cathedral precinct.

## 2.4 Construction period and traffic/parking management

The Diocese understands that construction is expected to commence from mid-2023 with an estimated completed in early 2029. This six-year period is considered a very long period of disruption on the roads surrounding the Hornsby Cathedral precinct, in particular as the preliminary Construction Traffic Management Plan notes that no on-site construction staff parking will be provided (p16) and staff parking onsite may also be restricted (p16).

As a result, it is anticipated that Barker's construction and school staff will need to rely on the relatively limited on-street parking. In an already very busy area, this is concerning as it will likely reduce the amount of street parking available, result in traffic delays and cumulatively adversely impact the road network for the Hornsby Cathedral precinct without adequate mitigation identified.

## 2.5 Hornsby Floodplain Risk Management Study and Plan

Hornsby Shire Council has prepared a Draft Floodplain Risk Management Study and Plan which is currently on exhibition until 31 March 2023. The draft study and plan assessed the flood behaviour and hazards of urban areas across the Hornsby LGA; it identified 3,872 urban properties that may be affected by overland flow and flooding.

As shown in Figure 4 below, parts of the subject site are identified as land with potential to be inundated by overland flow to a depth greater than 150mm during a 1% Average Exceedance Probability (AEP) flood event. Therefore, the site has the potential for upstream flood impacts.

The SSD Application has not included a flood or hydrological assessment and the Urbis Environmental Impact Statement has not appropriately addressed this Study and Plan.

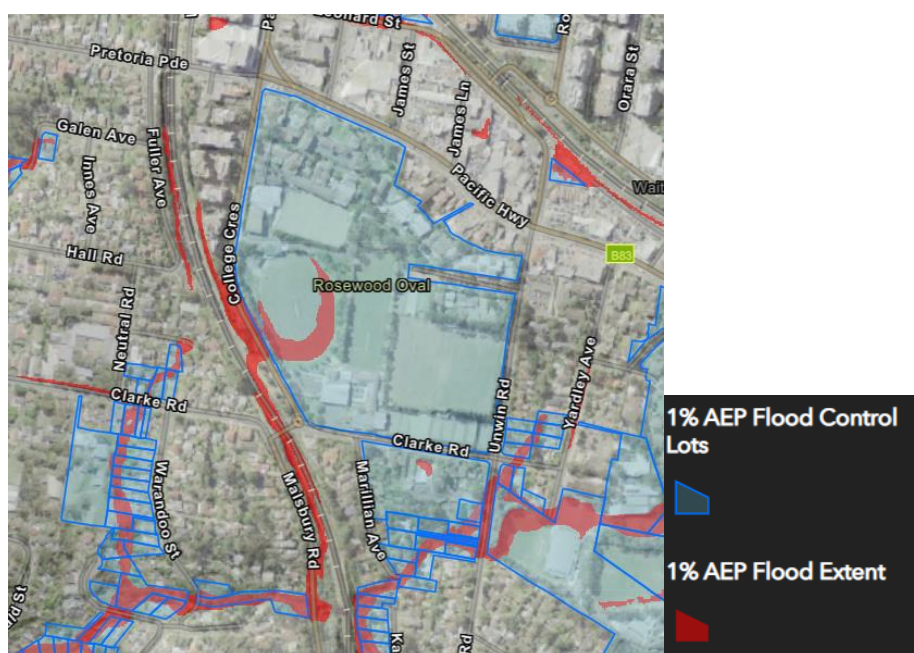


Figure 4: Draft Floodplain Risk Management Plan

Source: Hornsby Shire Council

## 4. CONCLUSION

The Hornsby Cathedral Precinct is of key significance to the Diocese. It is the setting for our Cathedral which serves the entire Diocese and is the home of multiple Diocesan agency services. We consider the proposal to have deleterious impact without adequate consultation with the Diocese.

Thank you again for the opportunity to provide feedback on the SSD Application. Please do not hesitate to contact the Diocese for clarification on any of the matters raised in this submission. The relevant contact details are:

Tania van der Vegt, email: [tania.vandervegt@bbcatholic.org.au](mailto:tania.vandervegt@bbcatholic.org.au), Mobile: 0421 568 730

Yours sincerely,

Emma McDonald  
Diocesan Financial Administrator  
Diocese of Broken Bay