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12 November 2018

The General Manager
Hunters Hill Council
22 Alexandra Street
Hunters Hill NSW 2110

Written objection for SSD 17-8970 03/01/2018 St Joseph's College Hunters Hill.

Thank you for providing the opportunity to comment on the proposed development at St Joseph's College Mark Street Hunters Hill. The development is for the demolition of existing building and sports facilities and the construction of new sports courts and associated facilities.

This proposal falls under State Significant Development as an educational establishment and will be assessed as such under the Department of Planning and Environment guidelines and criteria.

I believe that the proposed development raises significant issues for the neighbours of the College and community of Hunters Hill. The issues raised are as follows:

- Bulk and scale
- Building height
- Setbacks
- Local Character both macro and micro
- Heritage and conservation area
- Insufficient information provided at the community consultation sessions.
- Design excellence

Bulk and scale

The existing site on the corner of Gladesville Road and Luke Street is currently used as outdoor basketball courts. These courts are effectively see-through as they are constructed of wire and a metal support frame with a concrete slab court surface not visible from the street. From Gladesville road and Luke Street they have no visual presence.

The proposed building to replace these courts will be 16m high and a modern solid structure with a larger footprint. It will become the tallest structure located along the north side of Gladesville road between Mary Street and Matthew Street. The development will be visually and physically dominant along Gladesville road and Luke Street, an area that is predominantly residential housing with street front gardens and Heritage buildings used as housing, nursing homes and aged care with extensive street front gardens.

Building height

The proposed new building is noted at 16m high at the corner of Gladesville road and along Luke Street. I believe that this height is completely incompatible with the surrounding homes.

The proposed height reflects a gross intensification of development on the land.

The proposed building height will result in adverse amenity impacts with regards to overshadowing the houses on the southern side and eastern side of the development. As per document/drawing

AR DA 4004A indicating 2 Rocher street will be in shadow and Luke street residents as far as Short Street.

Setbacks

The proposed development is forward of all the existing structures within the College along Gladesville road and Luke Street.

Along Luke Street, the proposed eastern setback is only 1.3 m back from the existing heritage stone wall. Forward of all other building line along Luke Street

Along Gladesville Road, the proposed southern setback varies between 4.2 and 3.6 m from the existing heritage stone wall. Again it is significantly forward of the existing building line within the college grounds along Gladesville road.

These setbacks will result in the bulk of the building coming forward on Luke Street and Gladesville road, increasing the visual impact and shadowing created by the size and position of the structure. Document AR DA 9003A view f is deceiving as it implies that the proposed structure is set back further than the actual architectural documents.

Local character

The proposed development will be out of character with the residential, heritage and garden streetscape of Luke Street and Gladesville roads.

Along these streets the buildings are setback behind gardens, heritage stone walls and picket fences. This area is in keeping with the Hunters Hill garden suburb character highlighted with heritage buildings, sandstone drystone walls and formal stone walls, human scale buildings, bushland reserves, parks and river fronts and established gardens.

Heritage and Conservation Area.

The Hunters Hill Municipality is one of the oldest municipalities in Australia. It contains some of the finest remaining homes and buildings of the 1800s.

The College is located in the heart of this heritage precinct. Opposite the Villa Maria church and what was the Marist missionary's gardens, vineyard's, chapels and surviving outbuildings. Opposite on the south side Gladesville road are the St John the Baptist school (now the heritage), Nuns of St Joseph's convent, and nursing home.

The existing St Joseph College buildings are visible from the Gladesville Bridge, Tarban Bay precinct, Victoria road and the Lane Cove River, as they stand on a very elevated ridge. They are a dominant historic reference to the heritage and history of the suburb.

It is important that the proposed new building be sympathetic to the heritage and location of the school. As other structures built in the past by the school have not been.

Insufficient information provided at the community consultation sessions.

The original "information session note" placed in the College's neighbour's letter boxes stated that 'the development was in the early stages'. Of which it was not.

Nor did it say where within the College the proposed new facility would be. This caused confusion in the community as to which part of the campus was affected. The college campus is spread across three separate areas and street addresses.

The display boards at the information sessions, showed vague height dimensions to gutter lines on the roof of the new building, not to the highest roof line. They did not show set back dimensions

along Gladesville road and Luke Street, from the existing stone walls nor from the existing college buildings along Luke Street or Gladesville road. They did not show the street trees to be removed and the ones to be heavily trimmed.

There were no shadow diagrams and the project team could not clearly indicate them.

I refer to the St Joseph's College Sports Court Project.

"Request for Secretary's environmental assessment requirements written document. Dec 2017"

2.0 Background

"2.2 Project need and objectives".

"Foster a positive relationship with the college's neighbours and the wider local community."

I don't believe this objective will be achieved thru this development, due to its bulk, scale, building height, setbacks, and conflict with the areas heritage and local character.

"3.0 Site location and description."

No reference is given to the heritage listings along Gladesville road only to Mary, Mark and Luke streets. Mark and Mary Street are not near the proposed building.

The directly adjoining uses to the south of the proposed building are not the sports fields as stated but residential houses and over 50s housing. The fields mentioned are further west along Gladesville road.

"4.2 Height."

"As noted there is no height of building standards for the SJC site."

But the 16m height is completely out of scale and character of the 8.5m max height allowed for in the HHC LEP 2012 in Gladesville road, Rocher Street, Luke Street. These streets are all next to the proposed development.

"5.1.2 A plan for growing Sydney."

"Goal 1 Direction 1.11 deliver infrastructure"

The SCP will not improve social infrastructure as the college no longer allows the Hunters Hill community to enter or use its facilities. The college use to let the Hunters Hill community use the courts, pool and fields, but now states that insurance issues prohibit it.

"Goal 3 a great place to live with communities that are strong, healthy and well connected."

The proposal will not deliver to the Hunters Hill community new and improved infrastructure as the school does not pay Council rates. These rates traditionally pay for municipal community improved infrastructure.

"Table 2 Compliance with Education and child care SEPP-Schedule 4 School Design Quality Principles"

1. Context built form and landscape. The proposal does not enhance or respond to in a positive way to the setting, landscape, heritage, and streetscape and will have negative impact on the neighbour's sites.

3. Accessible and inclusive. The college no longer lets the Hunters Hill community and neighbours share its facilities.

7. Aesthetics. The proposed building does not respond in a positive way to the site and its surrounding neighbourhood, nor have a positive impact in the quality and character of the neighbourhood. The bulk and scale are out of character with the street scape. It will not have a positive impact on the quality and sense of identity of the neighbourhood.

Table 3 Summary of HHLEP2012

5.10 Heritage

The submission neglects to mention, the schedule 5 stone walls along Gladesville road, those being closest and most relevant to the proposed development. Luke Street is mentioned.

HHLEP 2012 states

The College is Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use and that minimises any adverse impacts on surrounding

I don't believe that the proposed development as it stands for fills the HHLEP 2012 objectives for this zone SP2 Infrastructure or the SEPP Educational Establishments and child care Facilities 2017.

I would greatly appreciate if the proposed Development could be rejected in its current form and be reviewed taking into consideration the outlined issues.

Could you please acknowledge receipt of this submission in writing to

Yours

Faithfully