



HUNTER'S HILL COUNCIL

ABN 75 570 316 011

TOWN HALL, ALEXANDRA STREET, HUNTERS HILL 2110

PO BOX 21, HUNTERS HILL 2110

TELEPHONE: (02) 9879 9400

FAX: (02) 9809 7338

EMAIL: council@huntershill.nsw.gov.au

WEB: www.huntershill.nsw.gov.au

Enquiries: SSD 17-8970

14 November 2018

Aditi Coomer
Principal Planner
Social and other Infrastructure Assessments
Division of Priority Projects Assessments
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Sir/Madam

Development Application No. SSD 17-8970
Premises St. Joseph's College, Mark Street Hunters Hill

The subject application of 3 January 2018 has been subject of public notification the results of which to date as received by Council have been forwarded to you.

Council raises its strongest objection to this State Significant Development application for a number of reasons including the following:

- The proposal does not give proper consideration to clause 1.2 Aims of Plan in that it is considered that it will not maintain and enhance the character and identity of the established neighbourhood in this part of Hunters Hill. Further, it will not promote a high standard of urban and architectural design quality. That is, the main new structure at the south eastern corner of the school site will be substantially out of scale and character with the long established residential development opposite over Luke Street. The close proximity of the new sports building to the Luke Street alignment will preclude any real opportunity for landscaping to be planted and established in a form expected of Hunters Hill Council in its assessment for new development.
- The size and scale of this new sports building so close to Luke Street will be detrimental to this part of the local streetscape when compared to the low scale residential development opposite in the Low Density Residential R2 zoned area.
- The likely character of the new sports building will be such as to introduce a new architectural element not in sympathy with the low scale dwelling houses opposite in this part of Luke Street.
- With the school site bounded by Luke Street, Ryde Road, Mark Street and Gladesville Road being in a Heritage Conservation Area and locally heritage listed under Hunters Hill Local Environmental Plan it is considered that it has not properly taken into account the detrimental effect this development will have on the heritage significance of the school premises itself. Further, it will be likely to have detrimental implications on the heritage significance of many of the premises opposite and nearby both as heritage items and/or in the conservation area.
- The scale, form and character of the proposed Healy gym near the south eastern corner of Mary Street and Mark Street requires a redesign to better promote its situation within this part of the school grounds and its juxtaposition with the various buildings adjoining and nearby. It also has to properly address its heritage role in the school premises and the heritage considerations for it and those school and non-school buildings in the precinct.

- Council considers that two things should take place prior to a decision being made on this development proposal: one is that height poles should be erected in the Luke Street precinct to enable the local residents to better assess the likely scale effect of the proposal on their neighbourhood. Secondly, that the Minister call for a public hearing to be held to give all residents an effective chance of having their concerns properly and comprehensively assessed.
- Additional traffic is going to be generated at locations around the subject site which will further reduce the local amenity for the surrounding residents as well as motorists using the local streets for matters of accessibility.

Council also resolved that the Minister for Planning be requested to set up a public meeting with the assistance of Hunters Hill Council for the proposed development.

Should you wish to discuss the information sought or seek clarification of the issues, please do not hesitate to **contact Mr. Kerry Smith of Development & Regulatory Control during office hours, Monday to Friday on 9879 9400 or council@huntershill.nsw.gov.au**.

Yours faithfully



Lisa Miscamble
GENERAL MANAGER