



Ryde - Hunter's Hill Flora and Fauna Preservation Society

Member of Nature Conservation Council of N.S.W.

**P.O. Box 2127
Boronia Park 2111**

Planning NSW
Major Projects Section
Re: St Joseph's College Sports Courts SSD 17_8970
13 November 2018

Dear Sir/Madam,

We object strongly to the proposed SSD 17_8970. We express concern that the proposal fails to comply with the local Council's planning controls. The trigger for assessment via State Significant Development SEPP appears solely based on the financial capacity of a private school to direct money towards this development proposal and with the primary beneficiary being the school community.

It is our concern that over 30 trees are to be removed, some considered significant by Council. This includes removal of a street tree and severe pruning of other street trees. Whilst many of these trees are not locally indigenous they contribute to the leafy character of Hunters Hill and provide habitat for local native species.

The strategic location of St Joseph's was recognised in the award winning government funded 2012 River to River Corridor project which aimed to improve habitat connectivity across local suburbs from the Lane Cove River to the Parramatta River.

It is unclear from the supporting documents what provision has been made to re-establish canopy trees across the site. The removal of trees along Luke St will have a significant impact on the amenity of residents and walkers in the area.

Stormwater management across Hunters Hill LGA is a significant problem and we object to the underground parking areas and increased hard standing that is proposed with this development. A reduction in pervious zones in the south-east corner will intensify stormwater flows off site into local streets during peak rain events and exacerbate flash flooding incidents in local streets.

There is already significant stormwater flow into local gutters from the road access into the College from Gladesville Rd. The large area of hard stand along the road and the recent oval works adjoining the road access have a significant impact on the local stormwater infrastructure. We express concern that church facilities make no contribution via a requirement to pay Council rates.

Thus the school and church have an additional responsibility and obligation to minimise the environmental impacts on local infrastructure of their infrastructure and any proposed development.

We urge Planning NSW to reject this proposal outright and direct St Joseph's College to engage with the local Council in their development proposals for the site. We also request that the Minister for Planning establish a public hearing process for the proposed development.

Yours sincerely

Cathy Merchant
Vice President.