



Mr. Bernard Ryall
St Joseph's College
Locked Bag 5009
Gladesville NSW 1675

Our ref: SSD 8970

-via email-
sandra@robinsonplanning.com.au

Dear Mr Ryall

**Physical Education Precinct for St Joseph's College (SSD 8970)
Mark Street, Hunters Hill – Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the development of the Physical Education Precinct for St Joseph's College (SSD 8970) ended on Wednesday 14 November 2018. Submissions received from Hunter's Hill Council and the public, and all Government agency advice received by the Department of Planning and Environment (the Department) during the exhibition of the project is available on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8970

In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000*, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised.

Please be advised that the Government Architect NSW and Sydney Water intend to provide their submissions shortly.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** and **Attachment 2** be addressed in full. Please note that the pending submissions from the Government Architect NSW and Sydney Water will be forwarded separately, upon receipt. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

I have arranged for Aditi Coomar, at the Department to assist you should you have any enquiries. She can be contacted on (02) 8217 2097 or via email at aditi.coomar@planning.nsw.gov.au.

Yours sincerely



23/11/2018

Karen Harragon

Director

Social and Other Infrastructure Assessments

as delegate for the Secretary

ATTACHMENT 1

KEY ISSUES

Aboriginal Cultural Heritage Assessment

1. Aboriginal Cultural Heritage

- The application is supported by a Baseline Archaeological Assessment Report which concludes that there is a moderate potential for unrecorded archaeological relics associated with archaeological resources present within the study area. The Office of Environment and Heritage (OEH) have reviewed the EIS and considers that a complete Aboriginal Cultural Heritage Assessment Report (ACHAR) is required to be prepared, given the extent of excavation works proposed and the conclusion of the archaeological report. A Due Diligence Report is inadequate to assess the impacts of the proposed development on the Aboriginal archaeological and cultural heritage values of the subject land.
- The Department requires the Response to Submissions (RtS) to include an ACHAR in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).

2. Built Form

- The Department considers that the proposed bulk and scale of the Physical Education and Sports Precinct (PESP) building is excessive and would not be compatible with the character of the immediately locality or the heritage values of the Hunters Hill Conservation Area No 1—The Peninsula. The bulk and scale of the PSEP building would dominate both street frontages due to its height and lack of setbacks to the boundary.
- The Department considers that opportunities to reduce the mass of the PSEP building and increasing the setbacks of the building from the site boundaries, must be explored. These may include additional excavation (to reduce the overall height), deleting components of the building on the upper level such as meeting rooms and / or reducing the overall building footprint.
- Additional photomontages, comparing the scale of the PSEP building with the existing buildings within the site and also in the locality (streetscape sections and overall site sections), must be provided to enable detailed assessment of the visual impacts of the bulk and scale of the proposed building.

ATTACHMENT 2

OTHER MATTERS

1. Tree Removal and Replacement Planting

- The submitted plans do not identify the total number of individual trees that are proposed to be removed within the site and outside the boundary of the site. The Department notes that one row of trees has been counted as a single tree, which is not acceptable. Each tree should be individually identified, and the impacts of removal assessed.
- The Department considers that additional replacement tree planting should be provided within the site, especially along the peripheries (front setback areas), to assist with screening the building and offsetting the loss of tree canopy within the site including six large trees.
- The Department requires that a comprehensive schedule of the total number of trees that are proposed to replace the loss of tree canopy be submitted. The proposed replacement planting should comprise of native species ranging in height from 14 to 30 metres.
- Updated landscape plans must be submitted including details of the replacement planting within the site.

2. Materials

- The Heritage Impact Assessment Report states that the materials for cladding of external walls of building include sandstone cladding and timber. However, this is not clarified in the supporting documentation.
- Please provide further clarification and details of the materials and finishes proposed for external cladding of the walls of the buildings.

3. Heritage walls

- The PSEP building is proposed to be located within one meter of the sandstone boundary wall which has a significant heritage value.
- The Department requires that additional engineering and heritage advice be provided confirming the methodology proposed to protect the wall and its foundation during the demolition / construction process and excavation works.