

4 April 2019

S166502

St Joseph's College Sport and Cultural Precinct Project

Response to Submissions Report

Structural

St Joseph's College (**SJC**) submitted a State Significant Development Application (SSD 17_897) to the NSW Department of Planning and Environment (**DPE**) in 2018 proposing the Physical Education and Sports Precinct Project (**PESPP**) building. Following exhibition and notification of SSD 17_897, the DPE issued a Response to Submissions (**RtS**) letter on 23 November 2018.

In response to the Key Issues identified by DPE, the PESPP building has been amended as follows:

1. **Luke Street Setback:** A 4.3m building setback to Luke Street is proposed (compared with 1.3m in the original SSD), providing for a new landscaped buffer including the planting of significant trees between the PESPP and stone wall. The increased setback also simplifies the required construction solution to protect the stone wall.
2. **Building height:** A 2.7m reduction in height (-19%) is proposed. This is achieved by increasing the excavation depth to lower the entire building and relocating the roof plant away from Luke Street. The amended *building height* is predominantly 11.4m compared with 14.1m in the original SSD (the amended height is 14m to 15m to the relocated plant room which is located well away from Luke Street).

We refer to SK01-1 which shows a section through the Luke St wall at the north end of the building where the founding level of the heritage stone wall is at its highest compared to the lower ground floor level.

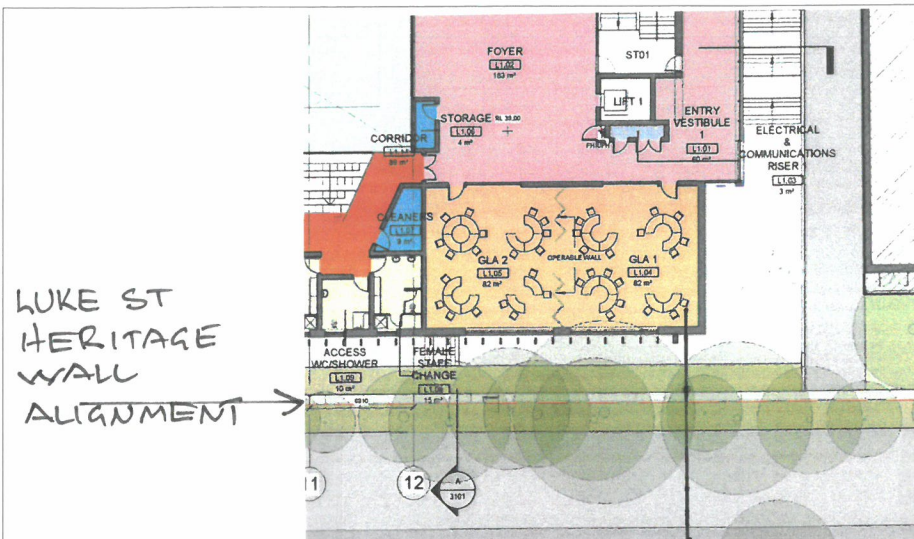
This section shows the excavation required to construct the building and demonstrates that:

- 1 No demolition and reconstruction of the heritage listed stone walls are required.
- 2 The clay face of the excavation will be protected by plastic to prevent any drying out of the material. Vibration levels caused by the excavation process will be kept to a level below that which may cause damage to the boundary walls
- 3 The building has now been setback 4.3m from the Luke Street boundary, which provides a significant setback from the wall and greatly reduces any impacts to the wall from excavation and construction. The integrity of the foundations of the Luke St and Gladesville Rd boundary heritage listed stone walls will be unaffected by the excavation.



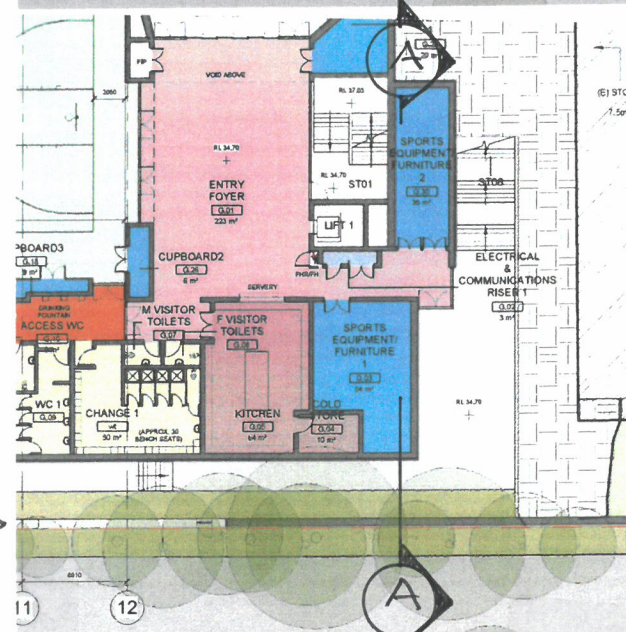
Philip O'Hara

Structural Principal



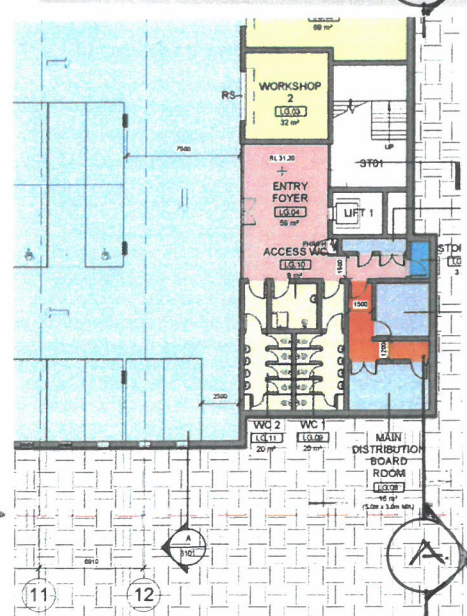
FIRST FLOOR PART PLAN

FIRST FLOOR PLAN
39.0 GLA 1



GROUND FLOOR PART PLAN

GROUND FLOOR PLAN
34.70 SPORTS EQUIPMENT FURNITURE



LOWER GROUND FLOOR PART PLAN

LOWER GROUND FLOOR
31.35 MAIN DISTRIBUTION

SECTION



1000
SAFE
WORK
ZONE

HERITAGE WALL
NORTH OF THE
STEP IN THE
WALL

FINAL RL

37.76 EXIST 38.0

ASSUMED
BELOW
GROUND

COMPACTED
BACKFILL

LOW STRENGTH ROCK

STRONG ROCK

LUKE ST
35.17

PROJECT:
**SJC PHYSICAL EDUCATION
AND SPORTS PRECINCT
PROJECT**

DRAWING TITLE:
**HERITAGE WALL SECTION
LUKE ST**

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DATE: Mar, 2019
DRAWN: P. O'HARA
SCALE: 1:50 at A3
JOB NO: 166502
DRAWING NO./REVISION:
SK01-1

ISSUE	AMMENDMENT	DATE	VERIFIED	APPROVED
1	GROUND LEVELS	27-3-19		P.OH