

St Joseph's College Sports Courts Project (SCP)

Mark Street, Hunters Hills

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Prepared on behalf of St Joseph's College



December 2017 | 16037

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B	Survey Plan, by LTS Lockley (Revision K, 29/09/2017)
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1.0 Introduction

St Joseph's College Hunters Hill (SJC) requests the issue of Secretary's Environmental Assessment Requirements (SEARs) for the following proposal on part of its main campus on Mark Street at Hunters Hill (in accordance with Schedule 2 (clause 3) of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and Schedule 1 (clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*):

1. **Demolition** of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road (as illustrated on Drawing No. AR.DD.1003 Site Demolition Plan by TKD Architects):
 - (a) Visual Arts Centre
 - (b) Healy Gym and Maintenance Workshop
 - (c) Outdoor sports courts
 - (d) Workshop/storage and shed.
2. **Construction** of the Sports Courts Project (SCP) comprising the following facilities (as illustrated on Drawing No. AR.DD.1004, AR.DD.2101- AR.DD.2104 and AR.DD.3101-AR.DD.3102 by TKD Architects):
 - (a) Basement: New car parking, maintenance workshops, storage, offices, amenities etc. A net increase of 55 car parking spaces is proposed (85 new spaces to be provided in the SCP basement less 30 at grade spaces to be removed)
 - (b) Lower ground floor: Three indoor sports courts, amenities, kitchen and entry lobbies
 - (c) Ground floor: Void over sports courts, tiered seating (164 seats), staff facilities, two general learning areas and foyer
 - (d) Driveway entry to the SCP (no new vehicular cross overs), landscape upgrade and tree removal/replacement.
3. **Prefabricated buildings** in the north-western corner of the site near the intersection of Mary Street with proposed works comprising:
 - (a) Temporary relocation of the existing chapel statue
 - (b) Installation of prefabricated buildings and Mark Street to accommodate the Healy Gym.
4. **Use** of the completed works as an *educational establishment*.
5. **Staging** which would facilitate completion of the SCP in up to two stages (noting that the entire project may be completed in one stage).

The proposal is a State Significant Development (SSD) as it has a Capital Investment Value of \$38 million as shown in the Capital Investment Value (CIV) Report, by Altus Group (**Appendix A**). This exceeds the \$20 million SSD threshold for *education establishments*.

2.0 Background

2.1 Design excellence

SJC invited the following architectural practices were invited to participate in a Design Ideas Competition for the SCP:

- Tanner Kibble Denton Architects (**TKD Architects**)
- Cox Richardson
- NBRs
- BVN.

Following a comprehensive assessment of the entries by SJC and its advisors; TKD Architects was selected as the winning architect in August 2016.

2.2 Project need and objectives

SJC has identified the following objectives for the proposal:

- The highest priority for the College is to ensure that educational outcomes are not compromised for existing or future students
- Create an iconic building
- Provide high quality outcomes and finishes
- Respond to teaching and learning requirements
- Foster a positive relationship with the College's neighbours and the wider local community
- Achieve value for money.

2.3 Consultation

Prior to lodging this request for SEARs, SJC attended a pre-lodgement meeting with Hunters Hill Council (on 6 December 2017). The advice provided by Council will be considered in the preparation of the Environmental Impact Statement (**EIS**).

During preparation of the EIS, SJC will further consult relevant stakeholders including local residents and landowners, Hunters Hill Council, Roads & Maritime Services (**RMS**) and other State agencies as relevant. A consultation strategy will be submitted with the EIS.

2.4 Project team

Table 1 sets out the project team.

Table 1 – Project team

Discipline	Consultant
Project Management	Bloompark Consulting Pty Ltd
Project Architect	TKD Architects
Landscape Architect	Taylor Brammer
Town Planner	Robinson Urban Planning
Heritage	TKD Architects
Structural, civil, electrical and vertical transport	Northrop Consulting Engineers
Hydraulic & Fire Protection Services	AJ Whipps
ESD/mechanical	Umow Lai
Land Surveyor	AJ Whipps
Quantity Surveyor	Altus Group
Acoustics	Wilkinson Murray
Arboricultural Consultant	Glenyss Laws
Traffic/Transport Consultant	Traffix
BCA and access Consultant	Design Confidence
Geotechnical Engineer	WSP
Land Surveyor	LTS Lockleys

3.0 Site location and description

The key characteristics of the SJC site are summarised below:

Location	SJC occupies the street block bounded by Mark Street, Mary Street, Gladesville Road, Ryde Road and Luke Street at Hunters Hill (see Figures 1 and 2).
Lots/DP	Lot 2 DP 527024 (see Site Survey Plan, Appendix B).
Site area	69,500m ² (approximately)
LGA	Hunters Hill
LEP	Hunters Hill Local Environmental Plan 2012 (HHLEP 2012)
Zoning	Zone SP2 – Infrastructure Educational Establishment (see LZN_002 at Appendix C).
Heritage	Pursuant to HHLEP 2012, the following heritage listings are relevant to the SJC site: • Heritage item: St Joseph's College, including stone walls and gates, Mary Street, corner Mark and Luke Streets, Lots 1 and 2, DP 527024, Local (I242) • Conservation area: Hunters Hill Conservation Area No 1—The Peninsula (C1) • Heritage items in the vicinity (See HER_002 and adjoining maps at Appendix C).
Existing use	SJC is surrounded by stone walls and gates that have heritage significance. The site of the proposed SCP is currently occupied by a gymnasium, education and maintenance facilities all constructed in the 1970s. These existing buildings are not heritage significant. Site and context photographs are provided at Appendix D .
Height/floor space ratio standard	N/A (see HOB_002 and FSR_002 at Appendix C)
Development control plan	Consolidated Development Control Plan 2013 (DCP 2013)
Adjoining uses	<i>North:</i> To the north of the SJC site is Villa Maria Catholic Primary School, beyond Mark Street. <i>South:</i> Sports fields are to the south of the SJC site, beyond Gladesville Road. <i>East:</i> To the easts of the SJC site, beyond Luke Street, are attached and detached dwelling houses. <i>West:</i> Dwelling house are to the west of the SJC site, beyond Mary Street.



Figure 1 – Location plan (Source: Sixmaps)

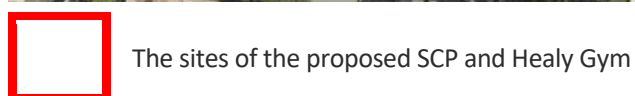
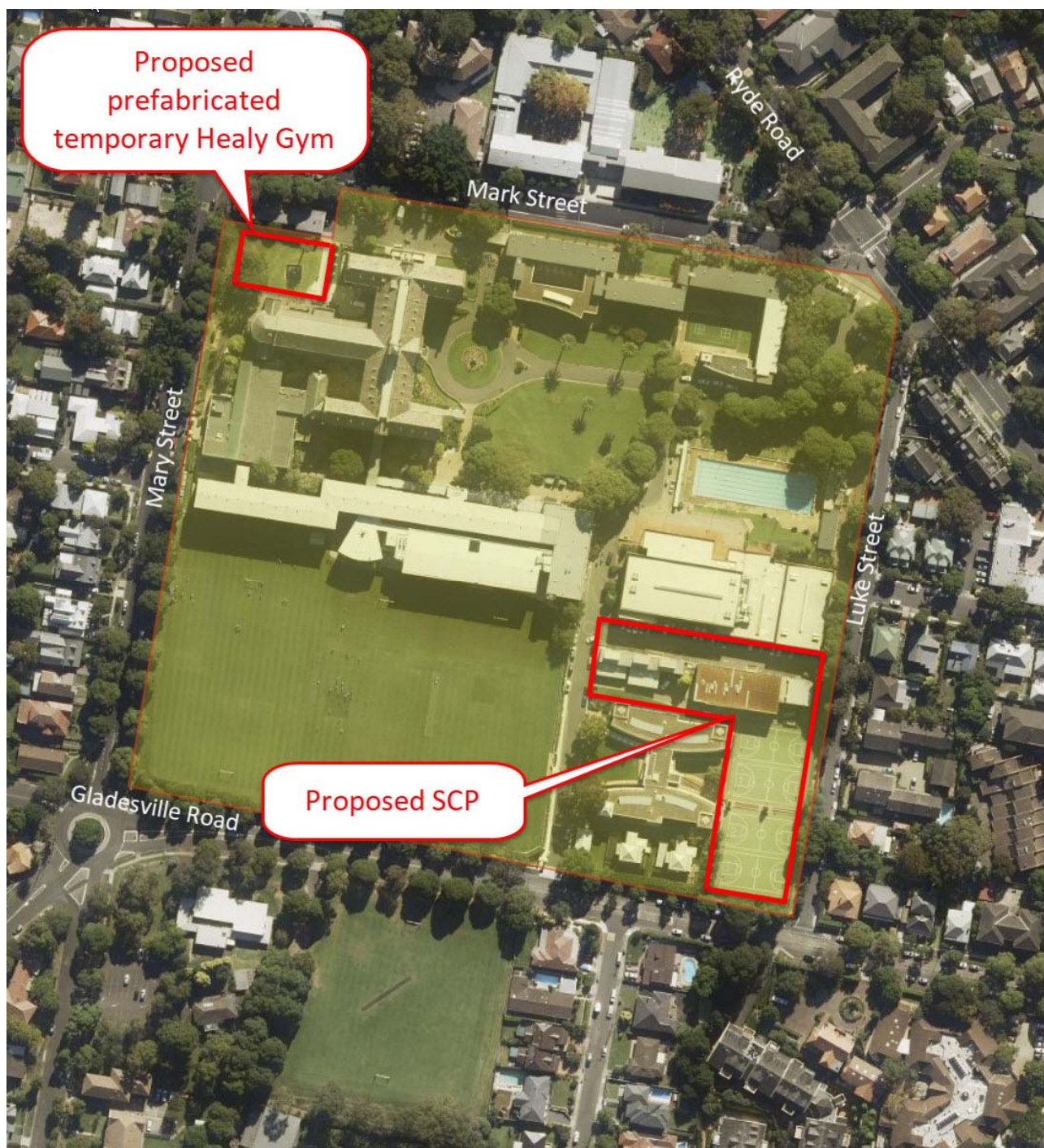


Figure 2 – Aerial photograph of the site (Source: Sixmaps)

4.0 The proposal

4.1 Overview

1. **Demolition** of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road (as illustrated on Drawing No. AR.DD.1003 Site Demolition Plan by TKD Architects):
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 - (a) Temporary relocation of the existing chapel statue
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4. **Use** of the completed works as an *educational establishment*.
5. **Staging** which would facilitate completion of the SCP in up to two stages (noting that the entire project may be completed in one stage).

The proposal does not include the following:

- An increase in the existing student or staff population
- New external use of the proposed facilities (noting that existing external uses which occur during school holidays only would continue in the proposed facilities).

The proposal is illustrated on the preliminary Architectural Plans prepared by TKD Architects (**Appendix E**). **Figures 3** and **4** show the demolition/existing site plan and proposed site plan.

4.2 Height

The height¹ of the proposed SCP is approximately 16m.

As noted later at Section 5.2.6, there is no height of buildings standard for the SJC site. All existing and proposed heights are to be confirmed in the EIS.

¹ Pursuant to HHLEP 2012:

building height (or height of building) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

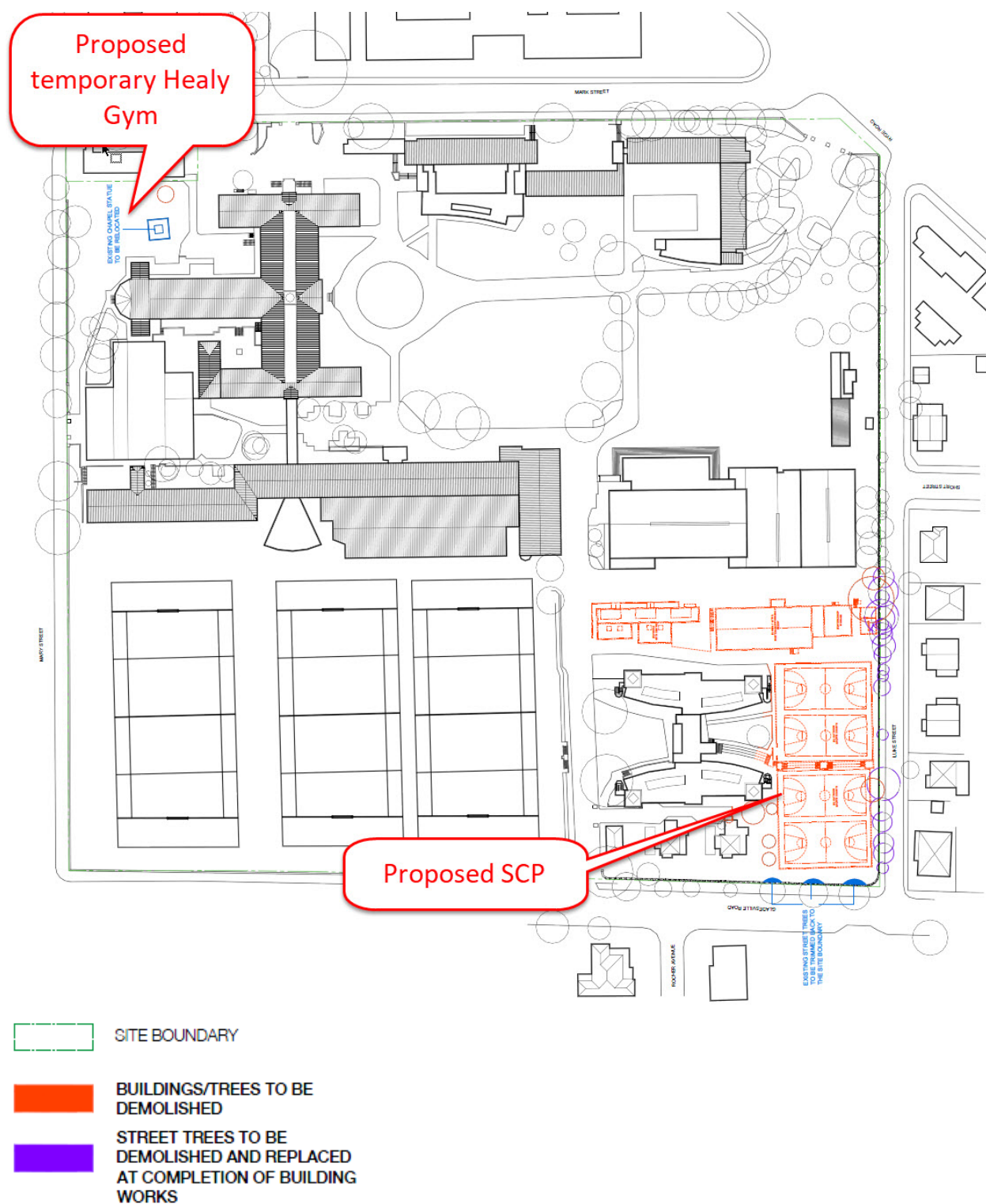
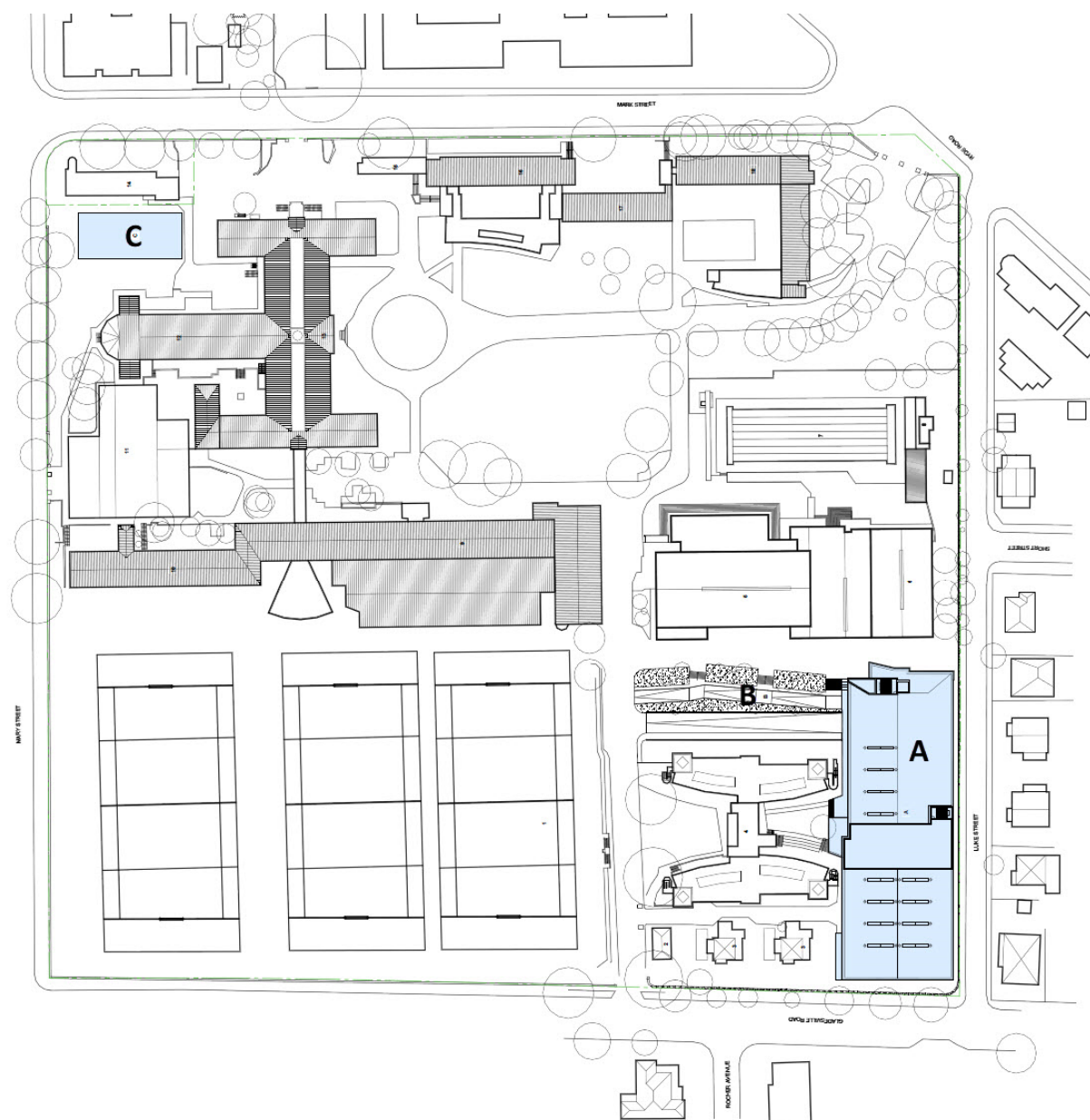


Figure 3 – Demolition/existing site plan (Source: TKD Architects)



 SITE BOUNDARY

- | | |
|-------------------------------------|-----------------------------------|
| 1. GRASS SPORTS FIELDS | 15. OLD TOILET BLOCK |
| 2. OLD SANDSTONE SHED | 16. YR 11 RESIDENTIAL WING |
| 3. TEACHERS RESIDENCES | 17. YR 12 RESIDENTIAL WING |
| 4. YR 11 DORMITORY | 18. YR 12 RESIDENTIAL WING - EAST |
| 5. BR. EMILIAN HALL | |
| 6. SPORTS HALL | |
| 7. SWIMMING POOL | |
| 8. POOL FACILITIES/PLANT | A. PROPOSED SPORTS HALL |
| 9. CLASS ROOMS | B. PROPOSED DRIVEWAY ENTRY AND |
| 10. 4 STOREY BRICK BUILDING | LANDSCAPE UPGRADE |
| 11. 2 STOREY LIBRARY/ADMIN BUILDING | C. PROPOSED TEMPORARY HEALY GYM |
| 12. STONE CHAPEL | |
| 13. MAIN BUILDING | |
| 14. BROTHERS RESIDENCE | |

Figure 4 – Proposed site plan (Source: TKD Architects)

4.3 Gross floor area

Gross floor area² (**GFA**) calculations for the proposed buildings and existing buildings to be demolished are shown on AR.DD.1005 (Appendix E). A summary of the GFA figures follows:

- The proposed SCP has a GFA of approximately 4,578m² (including a GFA of 460m² for the portable buildings which will accommodate Healy Gym)
- Buildings to be demolished on the SCP site have an approximate existing GFA of 1,633m²
- The net additional GFA of the proposal is approximately 2,945m².

As noted later at Section 5.2.6, there is no floor space ratio (**FSR**) standard for the SJC site. All existing and proposed GFA figures are to be confirmed in the EIS.

4.4 Access, parking and loading

The proposal includes the following access, parking and loading arrangements:

- Vehicular access to the SCP is to be via the existing site cross over to Gladesville Road
- A net increase of 55 car parking spaces are proposed (85 new spaces to be provided in the SCP basement less 30 at grade spaces to be removed)
- On-site loading facilities are proposed within basement of the SCP.

4.5 Use of the proposed facilities

As explained above, the proposal does not include:

- An increase in the existing student or staff population of SJC
- New external use of the proposed facilities (noting that existing external uses which occur during school holidays only would continue in the proposed facilities).

The potential to accommodate new external use of facilities during the school term is constrained as around 50% of SJC students board on the site and the boarders use the school facilities extensively outside of standard school hours.

² Pursuant to HHLEP 2012:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

5.0 Planning context

5.1 Strategic planning

The following strategic plans and policies are relevant to the SCP:

5.1.1 NSW State Priorities

The NSW Government has identified 18 state priorities with Premier Berejiklian highlighting 12 Premier's Priorities. The SCP project will promote priorities related to jobs, infrastructure, education results, childhood obesity and accelerating major project assessment.

5.1.2 A Plan for Growing Sydney

On 14 December 2014, the NSW Government released *A Plan for Growing Sydney* which outlines actions to achieve the Government's vision for Sydney to be a 'strong global city and a great place to live'. Hunters Hill is part of the North Subregion (along with Hornsby, Ku-ring-gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah and Willoughby).

A Plan for Growing Sydney identifies the following Goals, Directions and Priorities that are relevant to the site and SCP:

- **GOAL 1: A competitive economy with world-class services and transport**
 - Direction 1.10: Plan for education and health services to meet Sydney's growing needs
The proposal will improve education facilities (with new and improved sport and learning infrastructure) on the SJC site.
 - Direction 1.11: Deliver infrastructure
The SCP will improve social infrastructure.
- **GOAL 3: A great place to live with communities that are strong, healthy and well connected**
 - Direction 3.1: Revitalise existing suburbs
The proposal would deliver new and improved infrastructure.

5.2 Statutory planning

The following Act, State Environmental Planning Policies (SEPPs), local environmental plan, development control plan and contributions plan are relevant to the SJC site and SCP:

- Environmental Planning and Assessment Act, 1979 (EP&A Act)
- SEPP (State and Regional Development) 2011 (SEPP SRD)
- SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP)
- SEPP (Educational Establishments and Child Care Facilities) 2017 (Education and Child Care SEPP)
- SEPP 55 - Remediation of Land (SEPP 55)
- HHLEP 2012
- DCP 2013
- Hunters Hill Section 94A Developer Contributions Plan 2013 (CP 2013).

A summary of the relevant provisions follows.

5.2.1 Environmental Planning and Assessment Act, 1979

The EP&A Act establishes the assessment framework for SSD. Under s. 89D of the EP&A Act, the Minister for Planning (or his delegate) is the consent authority for SSD. Section 78A (8A) requires that a DA for SSD is to be accompanied by an EIS.

5.2.2 SEPP (State and Regional Development) 2011

Exclusion of Development Control Plans (cl. 11)

Clause 11 of SEPP SRD states:

11 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

- (a) State significant development, or*
- (b) development for which a relevant council is the consent authority under section 89D (2) of the Act.*

Given this clause, Hunters Hill Consolidated Development Control Plan 2013 does not apply to the SCP.

State significant development (cl. 8 and Schedule 1)

SEPP SRD, Clause 15 of Schedule 1 specifies the following as SSD:

15 Educational establishments

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The SCP is a SSD as it comprises alterations and additions to an existing school with an estimated CIV of \$38 million, as shown in the CIV Report, by Altus Group (**Appendix A**).

Under s. 89D of the EP&A Act, the Minister for Planning (or his delegate) is the consent authority for SSD.

5.2.3 Codes SEPP

Clause 1.17A of the Codes SEPP sets out the requirements that must be satisfied by complying development under the relevant environmental planning instrument.

Clause 1.17A (1) provides that complying development must not:

- (d) be carried out on land that:*
 - (iii) is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified*

As the SJC site is mapped and listed as a heritage item under HHLEP 2013 (see **Appendix C**), development on the site cannot be approved as complying development.

5.2.4 Education and Child Care SEPP

The Education and Child Care SEPP was published on 1 September 2017. Relevant provisions are discussed below.

Development applications (cl. 35(6))

Clause 35(6) of the Education and Child Care SEPP is relevant to DAs and states:

- (6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:*

- (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
- (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

Table 3 summarises the School Design Quality Principles and notes how the SCP is consistent.

State significant development for the purpose of schools—application of development standards in environmental planning instruments (cl. 42)

Clause 42 of the Education and Child Care SEPP provides that SSD may contravene development standards under another environmental planning instrument. As HHLEP 2012 does not specify height or FSR standards for the site, this SEPP clause has limited relevance.

Traffic-generating development (cl. 57)

As the SCP enlarges the existing facilities on the site, the DA must be referred to the RMS for comment pursuant to cl. 57 of the Education and Child Care SEPP which states:

57 Traffic-generating development

- (1) This clause applies to development for the purpose of an educational establishment:*
 - (a) that will result in the educational establishment being able to accommodate 50 or more additional students, and*
 - (b) that involves:*
 - (i) an enlargement or extension of existing premises, or*
 - (ii) new premises,**on a site that has direct vehicular or pedestrian access to any road.*
- (2) Before determining a development application for development to which this clause applies, the consent authority must:*
 - (a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and*
 - (b) take into consideration the matters referred to in subclause (3).*

....

5.2.5 SEPP 55 Remediation of Land

Clause 7(1) (A) of SEPP 55 requires the consent authority to consider whether land is contaminated. As the site has been used as a school for an extended period, it is unlikely to be contaminated and site investigations are not warranted.

5.2.6 HHLEP 2012

Table 4 sets out the provisions in HHLEP 2012 relevant to the SJC site and shows that the SCP is consistent with the relevant clauses. It should be read in conjunction with the HHLEP 2012 maps at **Appendix C**.

5.2.7 CP 2013

Hunters Hill Section 94A Developer Contributions Plan 2013 (**CP 2013**) authorises the consent authority to grant consent to development subject to a condition requiring the applicant to pay to a s. 94A levy of **0.5% or 1%** (development with a cost of more than \$201,000 would be subject to a 1% levy).

Table 2 – Compliance with Education and Child Care SEPP - Schedule 4 – School Design Quality Principles

Principles	Control / standard	Compliance
1. Context, built form and landscape	Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate. Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites. School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment	√ The intention is to produce a high quality contemporary school building that is sensitive to the SJC heritage context.
2. Sustainable, efficient and durable	Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	√ New building materials will be durable, resilient and adaptable to allow the school to evolve and change over time.
3. Accessible and inclusive	School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.	√ The SCP will be designed to meet the needs of SJC students. √ SJC facilities are currently shared with the community during school holidays. The potential to accommodate new external use of facilities during the school term is constrained as around 50% of SJC students board on the site and the boarders use the school facilities extensively outside of standard school hours.
4. Health and safety	Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.	√ Pedestrian and car parking areas will be provided with adequate lighting. New landscaping will not block important sightlines and all entrances and exits are clearly marked and visible.
5. Amenity	Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants. Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.	√ The proposal provides high amenity sports facilities for the students of SJC.

Principles	Control / standard	Compliance
6. Whole of life, flexible and adaptive	School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.	√ The SCP continues and improves the existing SJC. √ The proposed SCP will meet the needs of existing and future SJC students.
7. Aesthetics	School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood. The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.	√ The proposed height, bulk and scale are appropriate for the site and maintain the existing educational form and character of school buildings.

Table 3 – Summary of HHLEP 2012

HHLEP 2012	Compliance
2.3 Zoning Zone SP2 Infrastructure (Educational Establishment) 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. 2 Permitted without consent Nil 3 Permitted with consent Food and drink premises; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose 4 Prohibited Any development not specified in item 2 or 3 See LZN_002, Appendix C	✓ Alterations and additions to an educational establishment are permitted with consent.
5.10 Heritage Consent is required for development affecting a heritage item. Pursuant to HHLEP 2012, the following heritage listings are relevant to the SJC site: Heritage item: Schedule 5 lists St Joseph's College, including stone walls and gates, Mary Street, corner Mark and Luke Streets, Lots 1 and 2, DP 527024, Local (I242) Conservation area: Hunters Hill Conservation Area No 1—The Peninsula (C1) Heritage items in the vicinity: See Heritage Maps Specific reference is made in the heritage listing to stone walls and gates, but the entire site is listed and mapped as a heritage item. See HER_002 (and adjoining maps), Appendix C	Able to comply The EIS will be accompanied by a Heritage Impact Statement.
5.9 Preservation of trees or vegetation A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such DCP applies without consent from Council	Consent is sought for the removal (and replacement) of existing trees.
6.1 Acid Sulfate soils Class 5 See ASS_002, Appendix C	Able to comply
6.2 Earthworks Consent is required for earthworks and associated groundwater dewatering	Able to comply

6.0 Potential environmental issues

6.1 Built form and streetscape

The EIS will address the height, density, bulk and scale of the SCP within the context of the site and locality and will demonstrate how the proposal integrates with the local environment and that the form, layout and siting of the proposal achieves optimal design and amenity outcomes.

6.2 Heritage and design

TKD Architects has extensive expertise in heritage and the design of education and sports facilities. Proposed new buildings on the site will be sited and designed to respect the curtilage and outlook from significant heritage buildings on and near the site.

TKD Architects has been engaged to prepare a Heritage Impact Statement which will consider heritage impacts for items on the site, Hunters Hill Conservation Area No 1—The Peninsula (C1) and heritage items in the vicinity.

6.3 Transport, traffic and parking

Traffic has been engaged to prepare a transport and traffic study to accompany the EIS addressing the following matters:

- Potential traffic generating and mitigating characteristics of the proposal
- Existing traffic and parking conditions on and around the surrounding the site
- Suitability of the proposed parking in terms of supply and layout
- Pedestrian, bicycle and loading requirements
- Suitability of the proposed access arrangements
- Transport impact of the proposal.

6.4 Landscape design and tree retention/removal

An arborist report will be included in the EIS addressing tree removal/replacement and protection.

Taylor Brammer has been engaged to prepare a detailed landscape plan for the SCP, including tree replacement proposals.

6.5 Residential amenity for adjoining residents

The EIS will include detailed assessments in relation to the following potential residential amenity impacts:

- Views/outlook
- Privacy
- Noise from proposed plant and activities
- Overshadowing
- Light spill.

6.6 Use of the proposed SCPP

The EIS will address any change of use that will be accommodated in the SCP including:

- Hours of operation
- External uses (school holidays only).

A detailed usage profile that compares current and forecast uses on the site will be included in the EIS.

6.7 ESD

SJC has a commitment to sustainability in the planning, design and management of all new buildings on campus and the EIS will address measures proposed to promote environmental design.

6.8 Drainage and stormwater

Adequate stormwater management infrastructure will be proposed to address the impact of the SCP including requirements for infiltration and rainwater capture.

6.9 Construction impacts

The EIS will address and consider the following potential construction impacts:

- Noise and vibration
- Soil, groundwater and geotechnical attributes of the site and environs
- Access, parking and traffic
- Stormwater and airborne pollutant control
- Servicing and infrastructure for the development.

6.10 Utilities and Infrastructure

The existing buildings on the SJC site are currently serviced with electricity, gas, sewer, water, stormwater and telecommunications. Any potential shortfalls in supply (and required upgrades) will be identified as part of the EIS process.

6.11 Social and economic benefits

The proposal will have a positive social and economic impact by:

- Improving educational facilities for existing and future SJC students
- Construction jobs (estimated to be 75-100 full time equivalent jobs as set out in the CIV Report at **Appendix A**) and expenditure.

6.12 BCA and accessibility

The SCP will be designed to comply with the relevant provisions of the BCA and regulations for accessibility.

6.13 Consultation

SJC (and its project team) is presently consulting Hunters Hill Council, the local community and other stakeholders to explain the proposal and seek their views. Relevant agencies and utilities providers will be consulted throughout the EIS process.

A consultation report will be included in the EIS.

7.0 Conclusion

This submission relates to the proposal by St Joseph's College Hunters Hill to lodge a DA seeking consent for the SCP. The proposal comprises a SSD as described in Schedule 1 of the SRD SEPP.

This submission provides sufficient information to allow the issues of SEARs.

Appendix A

Capital Investment Value (CIV) Report, by Altus Group (22 November 2017)

Appendix B

Survey Plan, by LTS Lockley (Revision K, 29/09/2017)

Appendix C

Hunters Hill LEP 2012 Planning Maps

Appendix D

Site and context photographs

Appendix E

Preliminary Architectural Plans, by TKD Architects (Revision A, 08.12.17)

