



Physical Education and Sports Precinct (PESPP)

Community Engagement Outcomes Report

Client:

St Joseph's College Hunters Hill

Date:

16 July 2018

FINAL

A Veris Company

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1 Introduction

1.1 About this report

This report provides a summary and analysis of the engagement that occurred during June 2018 to support the preparation of a State Significant Development Application for the Physical Education and Sports Precinct Project.

The report includes:

- » An overview of engagement activities and tools used
- » The reach of engagement
- » A summary of what was heard (feedback and comments)
- » An analysis of key themes
- » The proponent's response to feedback
- » Next steps following engagement

1.2 About the Project

Renowned for sporting excellence, St Joseph's College (the proponent) currently lacks sufficient all-weather practical teaching and sporting facilities. The proposed Physical Education and Sports Precinct Project (PESPP) will provide practical learning spaces for teaching of the compulsory Personal Development, Health and Physical Education (PDHPE) curriculum and support the College's extensive cocurricular sports program.

Standard description:

1. Demolition of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road:
 - a. College Shop
 - b. Healy Gym and Maintenance Workshop
 - c. Outdoor Sports Courts
 - d. Workshop/Storage and Shed.
2. Construction of the Physical Education and Sports Precinct Project (PESPP) comprising the following facilities:
 - a. Lower Ground Floor: 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. Ground floor: Three indoor sports courts, amenities, kitchen and entry lobbies
 - c. First Floor: Void over sports courts, bench seating (180 seats), staff facilities, two general learning areas and foyer
 - d. Driveway entry to the PESPP (no new vehicular cross overs)
 - e. Landscaping and tree removal/replacement.

3. Construction of a new single storey building to accommodate the relocated Healy Gym in the north-western corner of the site near the intersection of Mary Street and Mark Street.
4. New kiosk substation and landscaping in the north-eastern corner of the site.
5. Use of the completed works as an educational establishment.
6. Staging which would facilitate completion of the PESPP in up to two stages (noting that the entire project may be completed in one stage).

1.3 Engagement Approach

St Joseph's College took the approach to consult more widely than what was included in the Director General's SEARS requirements.

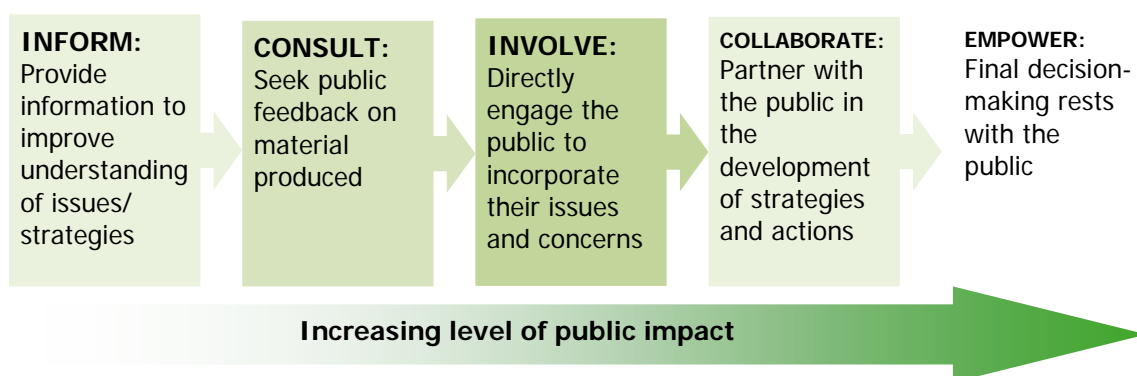
Elton Consulting was engaged to facilitate the engagement process, recommending and implementing techniques that would ensure the College's neighbours and the wider Hunters Hill community:

- » were aware of the consultation process, and
- » knew how they could provide their feedback before the development application had been finalised and submitted for assessment.

The International Association for Public Participation's (IAP2) 'Public Participation Spectrum' is an internationally recognised standard for approaches to engagement. The spectrum was designed by IAP2 to assist with selecting the level of participation that defines the role of the community and stakeholders in the engagement process.







The engagement undertaken for this project ranged from Inform to Involve.



Figure 1: IAP2 engagement spectrum



2 How we engaged

Engagement included the following communication channels and engagement events. For copies of the letters, flyers and meeting minutes, please see the appendix.

Tool/technique	Overview
Stakeholder briefings 	Meetings were held with key government and community stakeholders to brief them of the PESPP and gain feedback and advisory comments.
Door knocking of neighbours 	Nearby neighbours were door knocked to ensure they were amongst the first to hear about the PESPP, were personally invited to attend the community information and feedback sessions and were provided details of how to give feedback and contact the project team.
Letterbox Flyer to Neighbours 	Neighbours within a 500 metre radius of St Joseph's College received letterbox flyers inviting them to attend the community information and feedback sessions. Flyers also encouraged neighbours to ask questions via the project email or by phoning the College.
Project email, phone and website 	A project-specific email address was set up and advertised. Along with a phone number, this gave the local community a direct line of communication with the project team. St Joseph's College's website was also updated with information about the PESPP and how to provide feedback.
Community Pop-Up stall 	This stall was held at a busy intersection (on Gladesville Road, Hunters Hill) on a Saturday morning to ensure the local community were well informed about the community information and feedback sessions, how to find out more information and how to provide feedback.
Local newspaper advertisements 	The community information and feedback sessions were advertised in the Northern District Times and The Weekly Times on 13 and 20 June. These newspapers distribute to local suburbs including Hunters Hill, Gladesville, Drummoyne and Ryde.

Letters to MPs and the St Joseph's College community 	<p>Letters were sent to the relevant Members of Parliament and the parents/carers of St Joseph's College students. Letters introduced recipients to the PESPP, invited them to attend the community information and feedback sessions, and provided MPs the opportunity to receive a project briefing.</p>
3 x Community Information and Feedback Sessions 	<p>These three sessions gave local neighbours, stakeholders, the St Joseph's College community and wider Hunters Hill community an opportunity to give feedback, ask questions and learn more about the PESPP. Sessions were facilitated by Elton Consulting and attended by the project team, including content area experts.</p>

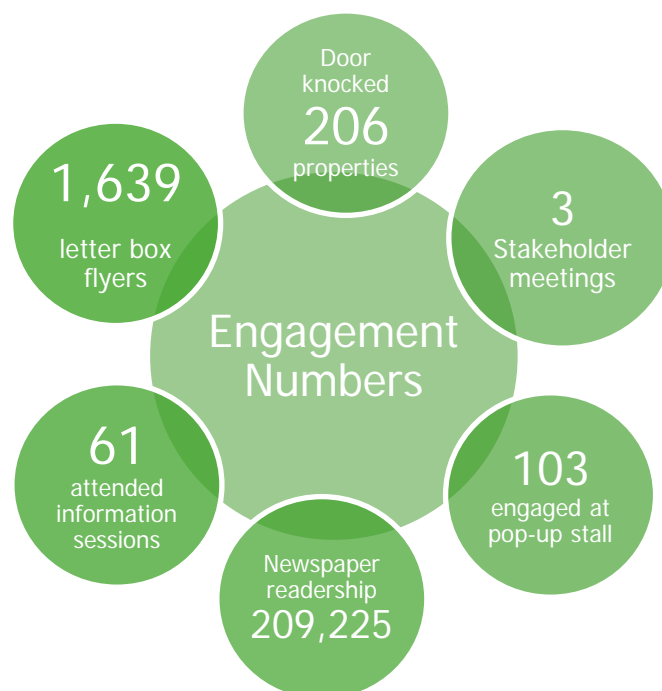





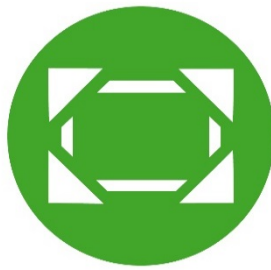


Figure 1 A snapshot of engagement numbers

3 Key themes heard during consultation

This table is a snapshot of the main themes raised during consultation. A more in-depth discussion of these themes can be found in the following sections of this report.

<p>Heritage</p>  <p>Concern about the preservation of local heritage and potential impacts on heritage character</p>	<p>Bulk and Scale</p>  <p>The scale of the building, including height and proximity to wall, was a key concern</p>	<p>Green Spaces and Trees</p>  <p>These are an important feature to the local community</p>
<p>Setbacks and Overshadowing</p>  <p>Neighbours expressed concern about overshadowing on their properties</p>	<p>Support for the proposed PESPP</p>  <p>There was widespread acceptance that the College, students, parents, spectators and all who would use the facilities would benefit.</p>	<p>Design</p>  <p>Comments were made about the façade and increasing the multi-purpose use of the PESPP</p>

4 Neighbour Door Knocking

Overview

We door knocked close neighbours to hand-deliver an invitation to attend the community information and feedback sessions.

- » 206 neighbouring properties were door knocked
- » Dates: Tuesday 5 June 2018, 3pm-4pm and Thursday 7 June 2018, 10am-12pm
- » Location: Neighbouring streets (see appendices for a map of the door knocked area)

Details

The purpose of door knocking was to inform College neighbours of the consultation process, personally invite them to the community information and feedback sessions and explain how they can provide feedback.

However, some residents wanted to engage in a conversation and provided anecdotal feedback. The general sentiment from neighbours was positive. None of the neighbours spoken to expressed any unhappy reactions to the PESPP. Neighbours were either disinterested in the PESPP or they supported the provision of all-weather facilities for the students. One Luke Street resident noted that once the PESPP was completed, this would likely reduce noise impacts to their property.

5 Community Pop-Up

Overview

We held a community pop-up to promote the community information and feedback sessions to the wider Hunters Hill community.

- » 103 people were actively engaged
- » Date: Saturday 23 June 2018, 9am-11am
- » Location: a busy intersection on Gladesville Road, in front of John Ward Prestige Realty

Details

This pop-up was not intended to be a consultation activity. Letterbox flyers were handed out to pedestrians, which included information session times and the direct contact details for the St Joseph's College project team.

However, many people volunteered their views on the project. Examples of the comments that reflect general sentiment include:

"It's a good school, I don't have a problem with it"

"It sounds good to me"

"That makes sense"

Some locals also commented that they had already heard about the PESPP and been invited to the community information and feedback sessions. Comments such as "I did see it in The Weekly Times" and "I received it in the mail" demonstrated that engagement activities had been successful in reaching local residents.

6 Stakeholder Meetings

Secretary's Environmental Assessment Requirements (SEARs)

As part of the SEARs for this project, the following stakeholders were specified for consultation during the preparation of the Environmental Impact Statement as part of the State Significant Development Application:

- » Hunters Hill Council
- » Government Architect NSW (GANSW)

The College also briefed:

- » Hunters Hill Council's Conservation Advisory Panel (CAP).

These meetings were held in June 2018.

Below is a summary of the main themes and advisory comments raised at these meetings. Minutes from stakeholder meetings are included as appendices.

Site location

- » GANSW was supportive of the proposed site location, acknowledging that the PESPP had constraints due to nearby heritage, the boarding house and educational buildings.
- » GANSW suggested that diagrams be developed to illustrate context and demonstrate to the public that the selected site for the PESPP is the best location.
- » CAP questioned the proximity of the PESPP to the stone boundary wall.

Proponent's Response

- » Owing to the constraints of the site there are a limited number of options for locating the PESPP on the College campus. The proposed location at the south-eastern corner was selected because it can accommodate the required size of the courts, replacing the present outdoor courts with like-for-like facilities.
- » Necessarily, the spatial requirements of the courts define the minimum size of the building, determining its position approximately 1.2 metres behind the enclosing sandstone wall.
- » The proposed site is preferred from a heritage perspective as it minimises potential impacts on the Main Building, which is the most significant building on the campus. The open landscaped setting and significant views to the Main Building will be maintained.
- » The proximity to boundary wall is able to be managed structurally and will not impact its stability. Visually the PESPP will read as a separate element and setting the proposed building back further will not change this relationship measurably.

Heritage

- » GANSW acknowledged that heritage constraints had been considered by the project team.
- » Hunters Hill Council and CAP both commented that the scale and design of the PESPP did not fit with the Hunters Hill Heritage Conservation Area.
- » CAP commented that due to the impacts on heritage and conservation of the surrounding area, they could not support the PESPP in its current design.

Proponent's response

- » The College campus is an important heritage item within the Hunters Hill Heritage Conservation Area. Its buildings and enclosing walls make a significant contribution to the character and scale of streets within its immediate vicinity.
- » The proposed site for the PESPP minimises impacts on the Hunters Hill Heritage Conservation Area. There are no individual heritage items in the immediate environs on the southern side of Gladesville Road or the eastern side of Luke Street, which comprise residences of recent construction. While these built elements generally do not contribute to the identity and history of the area, the tree-lined character of the streets will be maintained with the proposed development.

Setbacks

- » GANSW expressed concern that setbacks were minimal from the existing sandstone wall and suggested further consideration be given. They did acknowledge that the PESPP was constrained by heritage and surrounding buildings.
- » CAP felt that the PESPP was too close to the sandstone wall and that the public would find this proximity intrusive.

Proponent's response

- » The requirements of the building program preclude locating the PESPP in another part of the site. The functional and spatial requirements of the sports courts determine the facility's proximity to the boundary walls.
- » The St Joseph's College campus makes an important contribution to the identity of the Hunters Hill heritage conservation area. The campus is characterised by the College's institutional buildings located in proximity to the sandstone wall. The scale of the proposed PESPP and its siting behind the stone wall is comparable to existing school buildings around the campus.
- » Visually the building will read as a separate element and setting the proposed PESPP back further will not change this relationship measurably.

Bulk and Scale

- » Hunters Hill Council questioned whether design could be reconfigured to reduce bulk and scale on the southern end of the PESPP.
- » GANSW suggested that further consideration be given to break down the bulk, including minimising external wall heights and possible increases to glazing.

Proponent's response

- » The PESPP bulk is modulated through the proposed treatment and articulation of its facade. The scale and height of the PESPP is visually reduced through the use of different materials and vertical blades which relieve the external walls. Materials and blades are arranged horizontally, to reduce the vertical scale of the PESPP. The upper part of the facade is proposed to be clad in sandstone. The light colour of the material is visually recessive to assist in reducing apparent impacts of the PESPP's height.
- » The building articulation and detail provides more visual interest particularly when viewed from the public domain.

Design

- » GANSW were generally supportive of the overall design. However, they were concerned that the PESPP would impact the residential character and streetscape of Luke Street.
- » GANSW and CAP both commented that the majority of building design for the PESPP faced inward. CAP acknowledged that this was to address noise impacts but felt it was too industrial for the local area and streetscape. GANSW recommended further consideration be given to the blank frontage that would face Luke Street and Gladesville Road.
- » The single-story building (temporary housing of the Healy Gym) could be improved by reviewing materials and construction methods, in order to make the building appear less temporary.
- » GANSW were supportive of the sunken roof top design for the PESPP and suggested that the roof structure be further minimised.

Proponent's response

- » The character of Luke street has been maintained, whereby the eastern side is residential and the western side maintains the character of the College's institutional buildings. The school buildings and boundary wall of the college campus are significant elements which contribute to the present character and scale of Luke Street. While the residential building stock in Luke Street are not historic, its tree-lined character will be maintained and enhanced through the planting of new trees.

- » Visual impacts of the proposed PESPP are proposed to be mitigated through the treatment of its exterior, including:
 - > the use of face brick and sandstone materials complementary to historic and recent buildings on the campus and commensurate with the status and prominence of the building
 - > modulation and articulation of facade with vertical blades and horizontal divisions, and vertically-proportioned fenestration
 - > cladding the upper part of the facade in a neutral colour which is visually recessive.
- » Visual impacts of the proposed Healy Gym are mitigated through:
 - > its single-storey scale, which allows the Main Building and Chapel to remain the visually dominant elements from streetscape vantage points
 - > wide eaves have been introduced to give the appearance of a 'pavilion'
 - > modulation of the roof form, which minimises the visual bulk of the building from streetscape vantage points
 - > the use of neutral coloured external materials, which are deferential to the sandstone exterior of the Main Building and Chapel.
- » The roof of the proposed PESPP has been designed to limit its impact when viewed from the public domain. The roof falls to the outside to ensure that the height of the roof at the perimeter is at its lowest height.

Green Spaces and Trees

- » CAP was concerned about the loss of trees.
- » Hunters Hill Council questioned whether deep soil planting could be achieved along Luke Street. The project team advised that medium sized trees had been allowed for along Luke Street and Gladesville Road.
- » GANSW noted that significant trees on site should be protected and identified and that canopy targets should be in accordance with NSW legislation.

Proponent's response

- » Necessarily, the functional and spatial requirements of the sports courts determine the PESPP's size and preclude the siting of the PESPP further back from the boundary walls.
- » Additional significant trees and landscape planting are proposed to be planted along Luke Street to mitigate the loss of trees required to be removed to accommodate the new PESPP.

7 Community Information and Feedback Sessions

Overview

- » Three community information and feedback sessions were held for the public to attend
- » Members of the project team and content specialists were present to answer questions, note feedback and provide expert information
- » 61 total attendees
- » Sessions were informal and attendees were invited to 'drop in' and ask questions of the project team
- » Location: foyer of Brother Emilian Hall, St Joseph's College Hunters Hill
- » Dates:
 - > Wednesday 27 June 2018, 6pm-8pm (30 attendees)
 - > Thursday 28 June 2018, 3:30pm-5pm (10 attendees)
 - Nb. This session was advertised to parents/carers of students only*
 - > Saturday 30 June 2018, 10am-12pm (21 attendees)
- » Seven A0 boards were used to engage attendees – these are included as appendices.

Overall attendee sentiment

The 61 attendees included neighbours, parents of current students and interested community members.

Feedback was mixed, depending on the particular interest of the attendee, or where they lived. Most saw the value of the PESPP and felt that St Joseph's College would benefit from improved indoor sporting facilities.

"It's great, it will make a real difference"

Some Luke Street neighbours were very concerned about the impacts the PESPP would have on potential overshadowing of their properties. Some attendees had a passion for the area's history or were members of the Hunters Hill Trust and expressed concern about the PESPP's impacts to local heritage.

"I am concerned about height, proximity to the (heritage) wall and light"

Attendee feedback is captured below and sorted according to key themes.

Support for the PESPP

Parents were very supportive of the improved facilities and indoor PDHPE spaces. They commented that the PESPP would provide great facilities for the College's future. Support for the PESPP also came from the wider community, with some local residents wondering if the facility could be rented out to

local community groups when not in use by the College. Some Luke Street residents noted they would benefit from the facility as skip bins would move inside the facility, reducing noise and visual impacts.

"We need it"

"Very happy"

"Very good"

"This is great. But can you reverse the naming of Courts 1 and 3, so Court 1 is located next to the seating?"

Proponent's response

- » The numbering of the courts has been reversed as suggested.

Bulk and Scale

The height, bulk and scale of the PESPP, especially in comparison with the boundary wall, was a concern to many attendees. A few attendees questioned whether the PESPP could be built further into the ground to help reduce the height.

"It stands out."

"Bulk and scale is ridiculous. There are no dimensions on any drawings and we demand to know the total m2 of the building"

"Scale that bothers me"

Proponent's response

- » The PESPP is significantly built into the ground. The basement floor is located below the existing ground levels, resulting in excavation of the PESPP at the northern end of approx. 5.5m.
- » As above, the scale of the PESPP is determined by the functional requirements of the courts and its siting determined by the constraints of the campus.
- » The PESPP bulk is modulated through the proposed treatment and articulation of its facade. The scale and height of the PESPP is visually reduced through the use of different materials and vertical blades which relieve the external walls. Materials and blades are arranged horizontally, to reduce the vertical scale of the building. The upper part of the facade is proposed to be clad in sandstone. The light colour of the material is visually recessive to assist in reducing apparent impacts of the PESPP's height.
- » The building articulation and detail provides a more visual interest particularly when viewed from the public domain.

Design

The majority of attendees favoured the modern look, commenting that the dynamic design gave the space a light and airy feel. Some commented that the PESPP design appeared too industrial.

"I like the textured differences, not looking at a slab"

"Understated and elegant"

"Smart looking building"

"The building is completely out of character for the area"

"The treatment of the façade needs more work."

"It does look industrial as it's a basketball Court."

Some parents from the school wondered if the PESPP could be further optimised to allow for even more multi-purpose uses. The facility at Knox Grammar was suggested as a precedent example.

"It's not as multi-purpose as it could be"

"I think there is more potential for this space that is not being realised – for example retractable seating."

"I hope we don't lose the craft room. It's important space for parents to socialise and build a sense of community."

Proponent's response

- » The spaces lost for the new PESPP will be relocated elsewhere on campus.
- » In response to the consultation feedback, the design of the PESPP's exterior will be refined to further articulate and modulate the Luke Street and Gladesville Road facades to add visual interest and texture.

Heritage

Some attendees felt that the PESPP did not fit with the local heritage character, or it would be detrimental to the heritage wall.

"It looms above the heritage landscape. Massive above the stone walls"

"I'm concerned about the stability of the wall."

"It's not in character with the heritage setting."

Proponent's response

- » The St Joseph's College campus makes an important contribution to the identity of the Hunters Hill Heritage Conservation Area. In particular, the college buildings and its enclosing walls help define the character and scale of streets in its immediate vicinity. The scale of the proposed PESPP and its siting behind the stone wall is comparable to existing school buildings along the west side of Luke Street.

- » The proposed site for the PESPP minimises impacts on the Hunters Hill Heritage Conservation Area. There are no individual heritage items in the immediate environs on the southern side of Gladesville Road or the eastern side of Luke Street, which comprise residences of recent construction. While these built elements generally do not contribute to the identity and history of the area, the tree-lined character of the streets will be maintained with the proposed development.
- » The proximity to the boundary wall is able to be managed structurally and will not impact its stability. Visually the PESPP will read as a separate element and setting the proposed building back further will not change this relationship measurably.

Setbacks and Overshadowing

The handful of Luke Street and Gladesville Road neighbours who attended the sessions were worried about the setback of the PESPP from the boundary wall and overshadowing on their properties

"It's not that I don't want this for the school, but my concern is overshadowing"

"I'm worried this will cut the sunlight to my sunroom."

Proponent's response

- » Shadow diagrams have been developed and show that overshadowing would be limited to the afternoon in mid-winter. The project team noted the neighbour's details to be in touch with copies of shadow diagrams which will be submitted with the SSDA.

Green Spaces and Trees

Some attendees were concerned the PESPP would reduce green space and suggested additional trees should be planted around the site boundary. Luke Street residents were concerned about the loss of native trees, as they host a significant amount of birdlife. A couple of the residents from a retirement village located across the road from the College were concerned that the PESPP might impact their views. They requested that mature trees be gifted by St Joseph's College and planted so that they act as a natural screen.

"Trees everywhere will be good"

"New trees are needed in Luke Street"

"There needs to be more trees"

"I'm very concerned about the loss of the native trees that are currently along Luke Street. Surely there is another way to do this that would protect them?"

"Greenery is important"

Proponent's response

- » A small number of trees will require removal to accommodate the new PESPP. Their loss will be mitigated through new significant landscaping both within the school campus and along Luke Street.

Parking and Traffic

Many attendees were pleased to learn about the additional 85 parking spaces, as they thought it may reduce parking on adjoining streets.

"Extra parking should be helpful"

"Our main worry is the parking"

"Can the College encourage additional car parking be used by teachers during the week and by parents during weekends?"

Proponent's response

- » The extra parking will be used in line with the recommendations of the traffic report.

Construction Impacts

Neighbours sought to understand the impacts on noise, heritage items, traffic and parking during construction. One attendee raised concerns about impacts on the local environment.

"Will there be construction on Saturdays?"

"During construction of the last building, stormwater runoff down to Tarban Creek. I am concerned about this happening again."

Proponent's response

- » The construction management plan prepared for the project will deal with required controls of the EPA.

Site location

Parents who had previously attended outdoor basketball games remarked that the PESPP would make good use out of a challenging location. They also thought the relocation of the Healy Gym to the corner of Mary Street and Mark Street would be a good use of underused space. Some neighbours commented that the PESPP would be disproportionate and unsuitable for the site.

"That's a good use – making the best of a challenging spot."

"The Healy Gym won't affect us as it's only single story"

Proponent's response

- » The proposed sites have been selected to maximise the opportunities for the diverse activities of the College and make better use of underutilised spaces.



Figure 2 & 3 Principal Chris Hayes speaking with attendees

8 Next Steps

The residents of Luke Street and Gladesville Road who expressed concern about the impact of overshadowing by the PESPP will be sent the shadow diagrams. These residents will also be offered an individual meeting with the College and project team to help them better understand how the shadow diagrams have been calculated.

Appendices

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A Door knocking letters to neighbours



ST JOSEPH'S COLLEGE

HUNTERS HILL

Dear Neighbour,

I am writing to seek your input into a project at St Joseph's College that will provide current and future students with physical education facilities for practical learning, sport, games and recreational activities.

We are currently in the early planning stages for a new purpose built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport plays a central role in the cognitive, social, emotional, physical and spiritual development of students. We believe the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.

Our ambition is that St Joseph's College Physical Education and Sports Precinct will deliver state-of-the-art facilities and provide a new heart and hub for the teaching and learning of the Personal Development, Health and Physical Education curriculum and our co-curricular sports program.

The College is committed to actively consulting with the community throughout the project. We want to ensure we take into account the feedback of everyone who lives, works or learns in our College and the community that surround it.

We invite you to attend one of our Community Information and Feedback Sessions where you can see the plans for the building, speak with members of the project team and provide your feedback.

These feedback sessions will be held on:

- Wednesday 27 June 2018 between 6pm and 8pm
- Saturday 30 June 2018 between 10am and 12pm

Please drop in at any time during these sessions, held in the foyer of the Brother Emilian Hall at St Joseph's College Hunters Hill campus.

We hope you will take some time to engage with us in this process. As locals in the area, your feedback is important. If you have any questions about the project you can find out more on our website or contact us by emailing: project@joeys.org or phoning (02) 9816 0900.

Kind regards,

Dr Chris Hayes
Headmaster



ST JOSEPH'S COLLEGE

HUNTERS HILL

Dear Neighbour,

Sorry we missed you. Members from our project team were in the area to hand-deliver this letter and talk to you about our consultation.

I am writing to seek your input into a project at St Joseph's College that will provide current and future students with physical education facilities for practical learning, sport, games and recreational activities.

We are currently in the early planning stages for a new purpose-built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of students. We believe the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.

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Kind regards,

Dr Chris Hayes
Headmaster

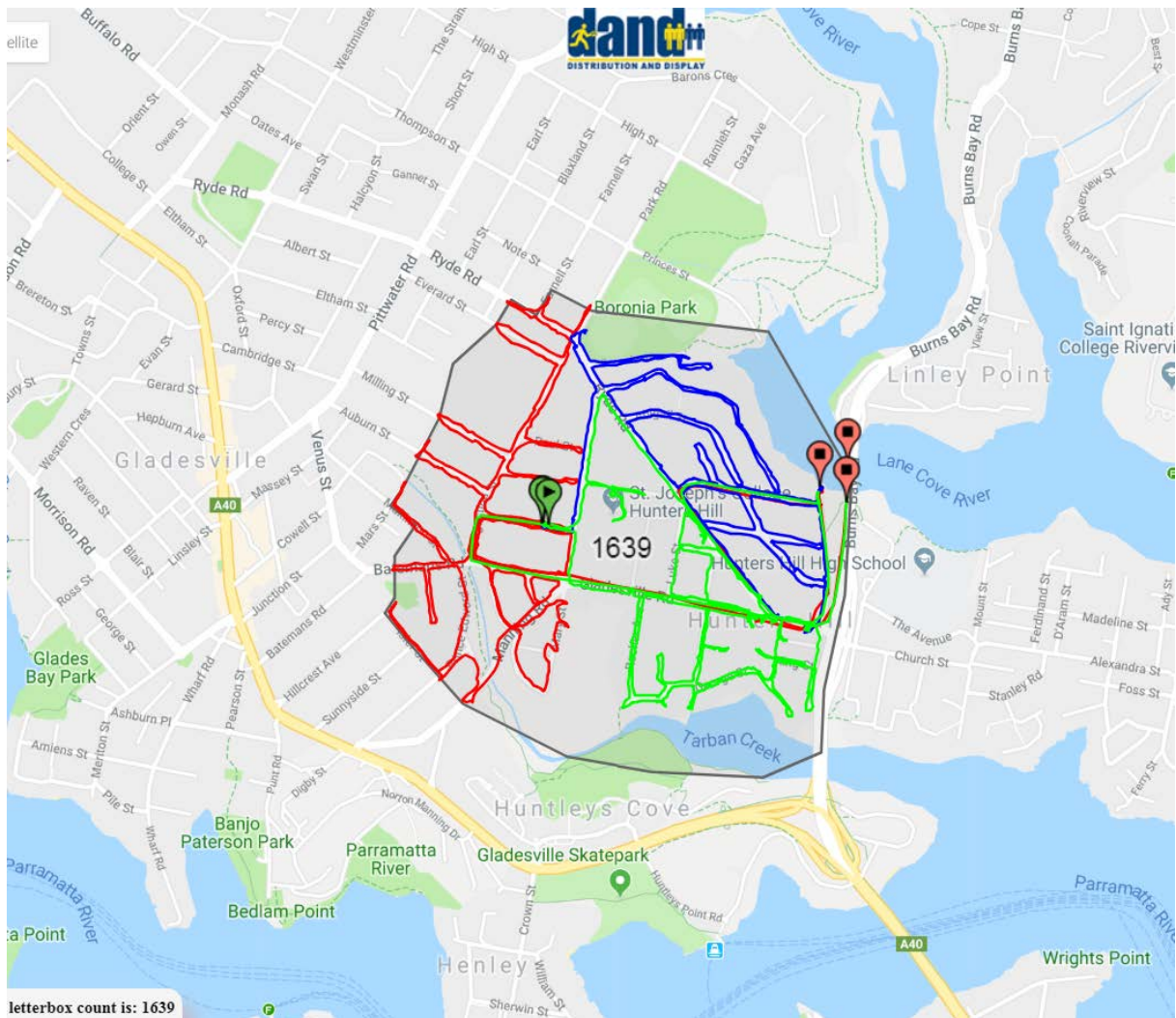
B Door knocking area

The blue line is the boundary of St Joseph's College Hunters Hill. Neighbouring properties located between the blue and red line boundary were door knocked.



C Letterbox flyer and distribution area

The map below shows the distribution area for the letterbox flyer (see next page). The letterbox flyer was also handed out at the community pop-up stall.





ST JOSEPH'S COLLEGE

HUNTERS HILL

COMMUNITY INFORMATION SESSIONS

St Joseph's College is in the early planning stages for a new purpose-built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of students.

Our ambition is that St Joseph's College Physical Education and Sports Precinct will deliver state-of-the-art facilities and provide a new heart and hub for the teaching and learning of the Personal Development, Health and Physical Education curriculum and our co-curricular sports program.

We invite you to attend one of our Community Information and Feedback Sessions where you can see the plans for the building, speak with members of the project team and provide your feedback.

These feedback sessions will be held on:

- **Wednesday 27 June 2018 between 6pm and 8pm**
- **Saturday 30 June 2018 between 10am and 12pm**


Please drop in at any time during these sessions, held in the foyer of the Brother Emilian Hall St Joseph's College Hunters Hill.



If you have any questions about the project you can find out more on our website or contact us by emailing project@joeys.org or phoning [\(02\) 9816 0900](tel:(02)98160900)

St Joseph's College Hunters Hill
Mark Street, Hunters Hill NSW 2110
www.joeys.org
(02) 9816 0900

D Screenshots of website update



ST JOSEPH'S COLLEGE HUNTERS HILL

ABOUT US

- Why choose Joeys?
- Vision & Purpose
- Strategic Plan 2013+
- Governance
- History
- Facilities
- Facility Hire
- PE and Sports Precinct Project**
- What our boys say – video
- FAQs
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- Contact Us

Home » About Us » PE and Sports Precinct Project

PE and Sports Precinct Project

St Joseph's College Hunters Hill is planning for the future with an upgrade to the treasured but aged physical education and sporting facilities. A new purpose-built sports complex will deliver state-of-the-art sports facilities, provide specialist teaching and practical learning spaces for Personal Development, Health and Physical Education (PDHPE) classes, and support an extensive cocurricular sports program.

Physical education and sport are integral components of the total education provided at St Joseph's College. Basketball is one of the College's most popular co-curricular sports and approximately 680 students play on the five existing basketball courts every Saturday. In planning for the College's future, this project will prioritise the delivery of essential student amenities and provide current and future students with fit-for-purpose physical education facilities.

The Physical Education and Sports Precinct Project will deliver a number of key benefits to students, staff and the broader community, including:

- Three indoor sports courts with spectator seating
- Multi-purpose spaces that can be used for a wide variety of College purposes including school gatherings
- Teaching and learning spaces for PDHPE and other classes
- Amenities such as change rooms and toilet facilities for spectators and visitors
- A new food kiosk and catering facilities
- New car spaces, lifts and disabled access for students, staff and spectators

As a proud member of the Hunters Hill community, St Joseph's College will continue to share the facilities with local community groups and clubs who frequently use the existing courts. The Physical Education and Sports Precinct Project will also have multiple benefits for nearby neighbours. The relocation of weekend basketball games and weeknight training sessions to the indoor complex will significantly reduce the impact of noise on neighbours. Increased parking in the new building will also ease congestion on surrounding streets.

The College welcomes neighbours and community members to attend a Community Information and Feedback Session where you can see the plans for the building, speak with members of the project team and provide your feedback.

Please drop in anytime on either:

- > **Wednesday 27 June 2018 between 6.00pm – 8.00pm**
- > **Saturday 30 June 2018 between 10.00am – 12.00pm**

Both sessions will be held in the foyer of the *Br Emilian Hall* at St Joseph's College.

“Sport plays a central role in the cognitive, social, emotional, physical and spiritual development of students. As we encourage continual self-improvement and positive mindsets, the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.”

FAQs

When will construction begin and how long will it take?

The planning approval process commenced in 2017 with a request to the Department of Planning and Environment to issue a statement of environmental assessment requirements (SEARs) to support the project. These were issued in January 2018. There are a number of steps in the regulatory approval process to work through before a start date is finalised. Given that the project has been identified as a State Significant Development, the approval process could take up to 18 months.

Pending approval, construction is expected to commence in 2019.

Where will games and training be re-located during construction?

Two new outdoor basketball courts have been approved and are being built near the teaching wing. All Saturday sport and PDHPE class practical lessons will be located there throughout construction of new sports building.

Will there be ongoing community consultation?


As part of the planning approval process there will be opportunities for formal and informal consultation. In addition, the College will actively consult with the community throughout planning and construction.


Contact

Joeys welcomes community feedback on the proposed SJC Physical Education and Sports Precinct Project. For further information relating to the project or to provide feedback, please contact us by:

Email: project@joeys.org

Phone: (02) 9816 0900





ST JOSEPH'S COLLEGE HUNTERS HILL

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E Newspaper Advertisement

The image below was circulated in the Northern District Times and The Weekly Times on 13 and 20 June 2018.

The advertisement is a flyer for St Joseph's College. It features the college's crest and name at the top left. The main title 'COMMUNITY INFORMATION SESSIONS' is in large, bold, blue letters. Below this, a red paragraph states the college is in early planning stages for a new sports complex. Two columns of text follow: the left column describes the college's vision for a state-of-the-art sports precinct, and the right column invites community members to attend feedback sessions. The sessions are listed as Wednesday 27 June 2018 (6pm-8pm) and Saturday 30 June 2018 (10am-12pm). The location is the Brother Emilian Hall. At the bottom, contact information for St Joseph's College is provided, including the address, website, and phone number. A small speech bubble icon is next to the contact details.


ST JOSEPH'S COLLEGE
HUNTERS HILL

COMMUNITY INFORMATION SESSIONS

St Joseph's College is in the early planning stages for a new purpose-built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of students.

Our ambition is that St Joseph's College Physical Education and Sports Precinct will deliver state-of-the-art facilities and provide a new heart and hub for the teaching and learning of the Personal Development, Health and Physical Education curriculum and our co-curricular sports program.

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St Joseph's College
Hunters Hill
Mark Street, Hunters Hill
NSW 2110
www.joeys.org | (02) 9816 0900

If you have any questions about the project you can find out more on our website or contact us by emailing project@joeys.org or phoning (02) 9816 0900

F Copy of letters to stakeholders

The following pages include copies of the stakeholder letters sent to:

- » Hon. Anthony Roberts MP
- » Mr Trent Zimmerman MP
- » St Joseph's College Parents/Carers



ST JOSEPH'S COLLEGE HUNTERS HILL

From the Headmaster

Our Ref: CH/RB/119/18

20 June 2018

The Hon Anthony Roberts MP
Member for Lane Cove
PO Box 524
GLADESVILLE NSW 1675
E: lanecove@parliament.nsw.gov.au

Dear Mr Roberts,

I am writing to advise you about a proposed project at St Joseph's College that will provide current and future students with physical education facilities for practical learning, sport, games and recreational activities.

We are currently in the early planning stages for a new purpose built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of our students. We believe the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.

Our ambition is that the proposed St Joseph's College *Physical Education and Sports Precinct* will deliver state-of-the-art facilities and provide a new heart and hub for the teaching and learning of the Personal Development, Health and Physical Education (PDHPE) curriculum and our co-curricular sports program.

The College is committed to actively consulting with the community throughout the project. We want to ensure we take into account the feedback of everyone who lives, works or learns in our College and the community that surrounds it.

If you are interested, we are available to brief you in your office regarding the project. As part of our engagement, we are also holding Community Information and Feedback Sessions where the local community can see the plans for the building, speak with members of the project team and provide feedback.


These feedback sessions will be held on:

- Wednesday 27 June 2018 between 6:00pm and 8:00pm (*open to the public*)
- Thursday 28 June between 3:30pm and 5:00pm (*additional session for SJC families*)
- Saturday 30 June 2018 between 10:00am and 12:00pm (*open to the public*)

The whole community is welcome to drop in at any time during these sessions, which will be held in the foyer of the Brother Emilian Hall at St Joseph's College Hunters Hill.

If you have any questions about the project or you would like to arrange a briefing, please feel welcome to phone me on (02) 9816 0802.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Hayes". The signature is fluid and cursive, with a large initial 'C' and 'H'.

Dr Chris Hayes
Headmaster



ST JOSEPH'S COLLEGE HUNTERS HILL

From the Headmaster

Our Ref: CH/RB/119/18

20 June 2018

Mr Trent Zimmerman MP
Member for North Sydney
PO Box 1107
NORTH SYDNEY NSW 2060
E: Trent.Zimmerman.MP@aph.gov.au

Dear Mr Zimmerman,

I am writing to advise you about a proposed project at St Joseph's College that will provide current and future students with physical education facilities for practical learning, sport, games and recreational activities.

We are currently in the early planning stages for a new purpose built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of our students. We believe the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.

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Yours sincerely,

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Dr Chris Hayes
Headmaster



ST JOSEPH'S COLLEGE

HUNTERS HILL

From the Headmaster

20 June 2018

Dear Parents/Carers,

I am writing to advise you about and seek your input into a proposed project at St Joseph's College that will provide current and future students with physical education facilities for practical learning, sport, games and recreational activities.

We are currently in the early planning stages for a new purpose built sports courts complex to meet the College's need for sufficient all-weather practical teaching and sporting facilities.

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of our students. We believe the promotion and pursuit of physical activity is more important than ever as a counter balance to the demands of a technology-driven world.

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Please drop in at any time during these sessions, which will be held in the foyer of the Brother Emilian Hall at the College. Your feedback is important.

If you have any questions about the project, you can find out more on the College website or contact us at E: project@joeys.org or T: (02) 9816 0900.

Yours sincerely,

Dr Chris Hayes
Headmaster

G Minutes from stakeholder meetings

The following pages include copies of the minutes of stakeholder meetings with:

- » Hunters Hill Council
- » Government Architect NSW
- » Hunters Hill Conservation Advisory Panel

Minutes

Bloompark



Project	St Joseph's College Physical Education and Sports Precinct Project	Date	Tuesday 12 June 2018
Venue	Hunters Hill Council Chambers	Time	6:30-7:20pm
Purpose	Hunters Hill Council briefing		
Attendees	Hunters Hill Council:	St Joseph's College Project Team:	
	Mayor Mark Bennett	Principle Chris Hayes	
	Deputy Mayor Ross Williams	Director Richard Quinn	
	Councillor Ben Collins	Robert Denton	
	Councillor Elizabeth Krasso	George Phillips	
	Councillor Jim Sanderson	Sandra Robinson	
	Councillor Justin McLaughlin	Peter Brogan	
	Councillor Zac Miles		
	Councillor Mark Bennett		
	Steve Kourepis		

Item	Discussion Point
1.	Introductions where made by all parties.
2.	Chris Hayes provided an overall summary of why the project was critical to SJC's development in both the sporting/co-curricular area but also in teaching and learning.
3.	Robert Denton went through the original project intent, concept, floor plans, elevations and overall design covering the Healy Gym facility.
4.	Peter Brogan summarised the high-level Project program and general time frame regarding SSD submission.
5.	Peter Brogan detailed the general/community consultation work underway and planned for the month of June including descriptions on letter drops, door knocking, Media advertisements, community drop in session.
6.	Sandra Robinson articulated the Planning process for the project and why SJC are stipulated to progress the development through the Stage Significant Development process due to the cost of the works (\$20m plus). Sandra reiterated that this was not a choice by SJC, and in fact SJC would have preferred to have the development assessed by HHC due to the long term and ongoing relationship with the two entities.
7.	Q&A discussion (see following)
8.	Steve Kourepis requested that copies of the current communication collateral be sent through for distribution to the Councillors. This is to include Door knock/letter drop, media advertisements and information applicable to the planned community Drop in session. (Actioned by Elton Consulting 13/6/18)

Q and A

Various Questions tabled by Councillors and Steve Kourepis, collated and summarised via dot Points below:

- Q: Cllr. noted whether the trees removed near the proposed location of the Healy Gym in 2017 was in preparation for the proposed Healy Gym facility.
- A: SJC confirmed this was not the case and that the removal was part of a separate tree removal order long before the decision was made to locate the Healy Gym at that location.
- Q: Cllr. questioned the three separate work areas under the proposal.
- A: SJC noted PESPP, the Healy Gym and Electrical Kiosk upgrade (that due to the nature of the works being infrastructure, could be completed as early works package and sits outside the formal DOP approval)
- Q: Cllr. noted the reasoning behind why the PESPP height is as designed. Could it be reconfigured to reduce the bulk and scale at the southern end?
- A: SJC noted due to the specifics of the topography in that location and the minimum heights required internally for basketball. Reduction of scale would be difficult without substantial additional excavation which would undermine the heritage wall. SJC team where to review the structural roof design to see if reduction in member size would assist the overall scale.
- Q: Cllr. commented on the minimal set back to Luke and Gladesville Roads.
- A: SJC Noted that due to the internal minimal dimensions required for basketball including the minimum run off areas, plus the existing location of the boarding houses to the west, the boundary set backs are at their maximin.
- Q: Cllr. asked if a Luke St entry point could be designed in.
- A: SJC noted that this would compromise site security and how the new facility would be operated and noted that 100% foot traffic is via the main car parks on site and or through Gladesville, Pittwater Road entrances.
- Q: Will the new facility be used for concerts/assemblies etc?
- A: SJC noted the existing Brother Emellian Hall will still be used as the primary main gathering building. New facility will assist in supplementing the current hall as required but used primarily as sporting facility.
- Q: Cllr. requested whether deep soil planting could be achieved along Luke Street boundary.
- A: SJC noted that the current landscape design has allowed for new medium sized trees in the council reserve/footpath along Luke St and Gladesville Road. Deep soil planting unachievable.
- Q: Cllr. questioned the finishes to the external façade. And whether further review could assist in helping to remove the bulk and scale of the facility.
- A: SJC noted the team would look at this and see what further opportunities are available.
- Q: Cllr. concerned regarding the impacts on the surrounding heritage aspects of the School, boundary fence and general community.
- A: SJC noted that all heritage impacts have been taken into account with the current design including the location of the new facility away from the key Heritage buildings on site.

13 June 2018

**RECORD OF MEETING
NOTES FOR ATTENDEES:**

TKD Architects:

Rob Denton, Alex Kibble, Ian Burgher

SJC:

Chris Hayes, Richard Quinn

RUP:

Sandra Robinson

GANSW:

Lee Hillam

Darlene van der Breggen

Amelia Holliday

DPE:

Navdeep Shergill Singh

GANSW PRE-LODGE MEETING – 05.06.18

Department of Planning – 320 Pitt St, Sydney

SSD 8970 – ST JOSEPH'S COLLEGE, HUNTERS HILL

The following notes summarise the discussion and comments provided to the project team by GANSW in relation to the preparation of an EIS for the above proposal.

1 – Site strategy generally

GANSW generally supports the locational strategy for a new physical education and sports precinct at the Southern corner of the site, acknowledging the constraints of the site including heritage structures, existing boarding houses and education buildings.

2 – Setbacks

GANSW raised concerns regarding proposed minimal setbacks to site boundaries including curtilage to existing sandstone walls. Impacts of the development on the residential character of Luke Street was also of concern.

Further consideration should be given to both the site and internal planning principles that are driving these minimal setbacks in order to increase the buffer zone between new buildings, existing structures and street frontages.

3 – Massing & building articulation

Generally, the form of the new sports building presents an extensive blank frontage to Luke Street and Gladesville Road. GANSW recommends consideration be given to further breaking down the massing of the new building including minimizing external wall heights and possible increases to glazing. Whilst the sunken roof top plant was commended, consider minimizing the roof structure to limit the impact of the building when viewed from the public domain. Diagrams should be developed to demonstrate contextual appropriateness of all new work. Alternative site planning options that have been considered should also be included to demonstrate that this is the optimal solution for the site.

4 – Carpark Access

GANSW raised concerns regarding the impact of carpark ramps and service roads on the external circulation spaces adjacent to the sports precinct. Further consideration should be given to relocating or simplifying these ramps and roads to provide more generous and welcoming open spaces approaching the facility.

5 – Gymnasium pavilion

GANSW noted that whilst the gymnasium is a temporary use, the proposed structure is permanent, but with a temporary appearance that is unsuited to its location within the curtilage of the College chapel. Further consideration should be given to making the external form appear less temporary and more in keeping with the character of the adjacent chapel building.

6 – Materiality

GANSW generally supports the material strategy presented for the new sports building. Further consideration should be given to articulation of external facades to ensure the appropriateness of the new building within its context. The temporary look to the gymnasium should be reviewed through choices of materials and construction methods. A physical material samples board (no larger than A3) with correct proportional representation of internal and external materials and more information on the material intent across the project should be submitted with the SSDA.

7 – Indigenous Acknowledgement

In consultation with the local Aboriginal community, identify and incorporate opportunities for integrating Aboriginal culture and heritage into the design of the built environment including wayfinding, signage or room naming, materials and colour selection, public art, placemaking, and ‘welcome to country’ at the entry. Indigenous landscaping should also be incorporated to promote better understanding of Bush tucker, Aboriginal seasonal changes, and the interdependencies of flora and fauna with a responsibility/duty of care for the environment.

8 – Integrated landscape strategy

An integrated landscape strategy should be further developed including for setback zones. All significant trees on site should be identified and protected. Tree canopy targets should be in accordance with NSW Urban Tree Canopy Targets (for further guidance see: GANSW’s *Greener Places*)

9 - Community Use

GANSW encourages the project team to include a clearly defined community use plan to ensure easy and controlled community use of the school facilities after hours.

Please note that these comments are advisory only.



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:

SK/AG - 370408

2 July 2018

Elton Consulting
Attn: Ms Calli Brown/Ms Jasmine Delindo
PO BOX 1488
BONDI JUNCTION NSW 1355

Dear Ms Brown and Ms Delindo,

**Conservation Advisory Panel Meeting 292
Premises – St Joseph's College Physical Education and Sports
Precinct Community Consultation**

Reference is made to the subject premises, which was considered by Council's Conservation Advisory Panel.

Please find attached the minutes of the Conservation Advisory Panel meeting held on **20 June 2018**.

Submitted for your information.

Yours faithfully

**Steve Kourepis
Group Manager
Development & Regulatory Control**

COMMENCEMENT

The meeting opened at approximately 5.30pm in the Council Chambers.

IN ATTENDANCE

Clr Justine McLaughlin	Councillor, Hunters Hill Council
Clr Ross Williams	Councillor, Hunters Hill Council (Item 3.1)
Clr Jim Sanderson	Councillor, Hunters Hill Council
Tony Coote	Hunters Hill Trust Representative
Michael Lehany	Landscape Adviser
Brian McDonald	AIA Representative
Helen Temple Berry	Community Representative
Graham Atkins	Community Representative (Alt)

ALSO PRESENT

Steve Kourepis	Group Manager, Development & Regulatory Control
Graham Hall	Acting Heritage Adviser

APOLOGIES

Bronwyn Doutreband	Community Representative
--------------------	--------------------------

DECLARATIONS OF INTEREST

Councillor McLaughlin declared an interest in Item 3.1, 80 Alexandra Street, Hunters Hill.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the previous Conservation Advisory Panel held on 16/05/2018 were read and accepted.

Please note:

The comments provided by Council's Conservation Advisory Panel (CAP) are advisory notes only in relation to heritage items and conservation areas, in accordance with Hunters Hill Local Environmental Plan 2012 and Hunters Hill Development Control Plan 2013 - Conservation Advisory Panel. These comments are intended as advisory notes to assist Council officers in their assessment. The advisory notes relate to heritage matters only and not general planning issues.

2.2 DISCUSSIONS & BRIEFINGS

PROCEEDINGS IN BRIEF

See Item 2.3

2.3 ST JOSEPH'S COLLEGE PHYSICAL EDUCATION & SPORTS PRECINCT REPORT

PROCEEDINGS IN BRIEF

St. Joseph's College: Physical Education and Sports Precinct

The meeting was addressed by Dr Chris Hayes, Headmaster, St. Joseph's College, TKD Architects, and Roy Lumby, heritage consultant.

It is proposed to construct a large building containing three basketball courts, spectator seating, multi-purpose spaces, amenities, workshops and car parking in the south-east corner of the campus, at the junction of Luke Street and Gladesville Road.

It is also proposed to construct an "interim gymnasium" in the north-west area of the campus, between the chapel and the brothers' residence.

The Panel expressed disappointment with the proposal.

A major concern was the height, bulk and scale of the sports centre in relation to the low scale residential character of the conservation area, and its impact on the streetscape particularly along Gladesville Road, and the Luke Street and Gladesville Road corner. The style of the building was described, inter alia, as "brutal," "stark" and "industrial." Concerns were also raised regarding the issue of adjoining residents amenity impacts such as the visual bulk issues from Luke Street.

Other concerns were its proximity to the listed stone boundary wall, its inward-looking character, its relative lack of articulation and its reliance on public landscaping, i.e. street trees, to soften its impact. Reassurance was sought on how the proposed stone cladding would weather.

Members were concerned about the relationship of the proposed buildings, in respect of their design and location, with the significant existing buildings and spaces on the site. The proposed buildings will occupy two of the few remaining open spaces on the campus. The future use of the interim gymnasium was queried.

It was considered that the project should have been based on a rigorous contextual and curtilage analysis.

RECOMMENDATION

That the Manager, Development & Regulatory Control, be advised of the CAP's lack of support for the proposal in its current form due to the potential adverse impacts of the proposal on significant fabric, the streetscape, the setting of the heritage item and the character of the conservation.

Please note:

The comments provided by Council's Conservation Advisory Panel (CAP) are advisory notes only in relation to heritage items and conservation areas, in accordance with Hunters Hill Local Environmental Plan 2012 and Hunters Hill Development Control Plan

2013 - Conservation Advisory Panel. These comments are intended as advisory notes to assist Council officers in their assessment. The advisory notes relate to heritage matters only and not general planning issues.

H Community Information A0 Boards

PHYSICAL EDUCATION AND SPORTS PRECINCT



ST JOSEPH'S
COLLEGE

HUNTERS HILL

Physical education and sport play a central role in the cognitive, social, emotional, physical and spiritual development of students. This project will deliver contemporary sports facilities allowing for student learning to extend beyond the classroom.

KEY FEATURES

- Three indoor sports (basketball) courts with spectator seating
- Multi-purpose spaces that can be used for a wide variety of College purposes including school gatherings
- Teaching and learning spaces for Physical Development, Health and Physical Education (PDHPE) and other classes
- Amenities such as change rooms and toilet facilities for spectators and visitors
- New single storey Healy Gym to also be used in the future as a general learning space
- A new food kiosk and catering facilities
- Lifts and accessible access for students, staff and spectators
- 85 new car spaces, including disabled parking
- Workshops and offices for property and maintenance support.



| Artist's impression of main entry view

THE VISION



ST JOSEPH'S
COLLEGE

HUNTERS HILL

The promotion and pursuit of physical activity is more important than ever to counter balance the demands of a technology-driven world.

WHY IS IT NEEDED?

- The campus lacks sufficient all-weather practical teaching and sporting facilities.
- As a replacement for the existing outdoor basketball courts which are in poor condition. The existing courts have no acoustic screening and are exposed to the weather.
- To meet the increased demand for indoor sports court usage, required by the College to teach the sports and PDHPE curriculum.
- To reduce noise and parking impacts on the nearby community.

Physical education and sport are integral components of the education provided at St Joseph's College.

In 2017 the planning approvals process for a new purpose-built sports complex was initiated. The complex will be built in the location of our four existing outdoor basketball courts.

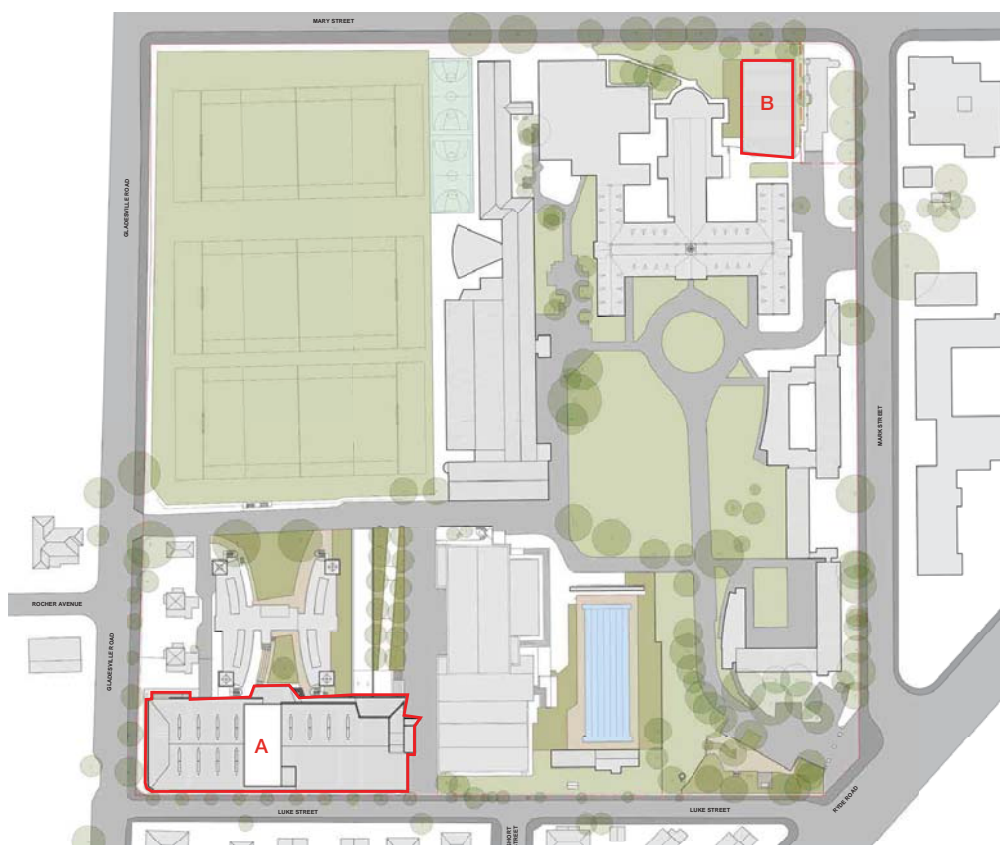
The St Joseph's College Physical Education and Sports Precinct will deliver contemporary facilities and provide a new heart and hub for the teaching and learning of the PDHPE curriculum and our co-curricular sports program.

To accommodate the new Precinct, the Healy Gym needs to be relocated. So that we can continue the teaching and learning of our students, a new single storey building will be built prior to construction works on the main complex. This will initially replace the Healy Gym during construction and will later be used for general learning.

PROPOSED CAMPUS PLAN

A – Physical Education
& Sports Precinct

B – New single storey building
(Healy Gym)



KEY BENEFITS



ST JOSEPH'S
COLLEGE

HUNTERS HILL

The St Joseph's College Physical Education and Sports Precinct Project will deliver a number of key benefits to students, staff and the broader community including:

COMMUNITY BENEFITS

- Indoor relocation for the majority of Saturday basketball games and weekday training sessions. This will significantly reduce the impact of noise on our neighbours.
- Improved facilities that we will continue to share with local community groups and clubs who frequently use the existing courts.
- The majority of maintenance and storage facilities will be housed inside the new building.
- Increased parking within the new complex, which will ease congestion on surrounding streets.



| Artist's impression of main entry

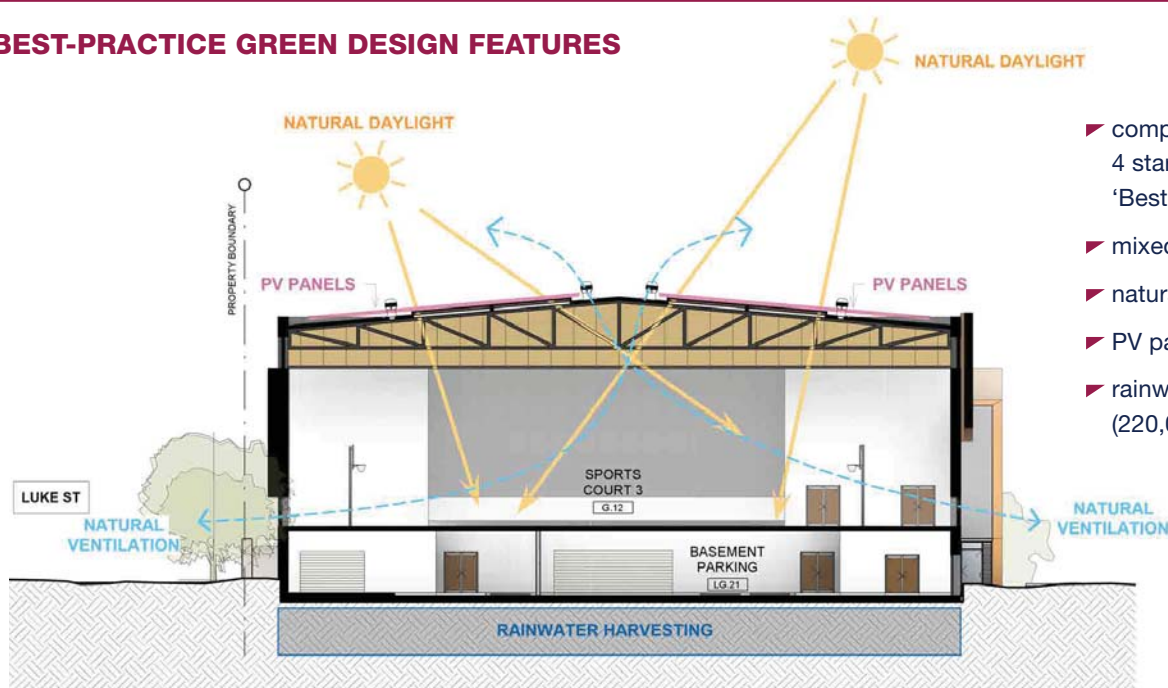
SCHOOL BENEFITS

- Specialist teaching and practical learning spaces for PDHPE classes, a compulsory subject in NSW for all Year 7-10 students and an elective in Years 11 and 12.
- Indoor teaching and sporting facilities to replace the existing outdoor basketball courts which are in a poor condition.
- Purpose-built facilities where all students will be able to train, play competitively and enjoy for recreational use.
- New spectator seating for students, families and friends to support our teams, and continue to nurture our positive culture of physical wellbeing.
- A new single storey building, initially to house the Healy Gym during construction and later for general learning.
- A space where we can proudly welcome visiting teams, hold functions and gather as a community.

ENVIRONMENTAL BENEFITS

- A built-to-last complex that will incorporate best-practice green design features, including energy generation through PV panels and capture rainwater for reuse.

BEST-PRACTICE GREEN DESIGN FEATURES



- complex design target: 4 stars Green Star 'Best Practice'
- mixed mode ventilation
- natural daylighting
- PV panels (100KW system)
- rainwater harvesting (220,000L tank)

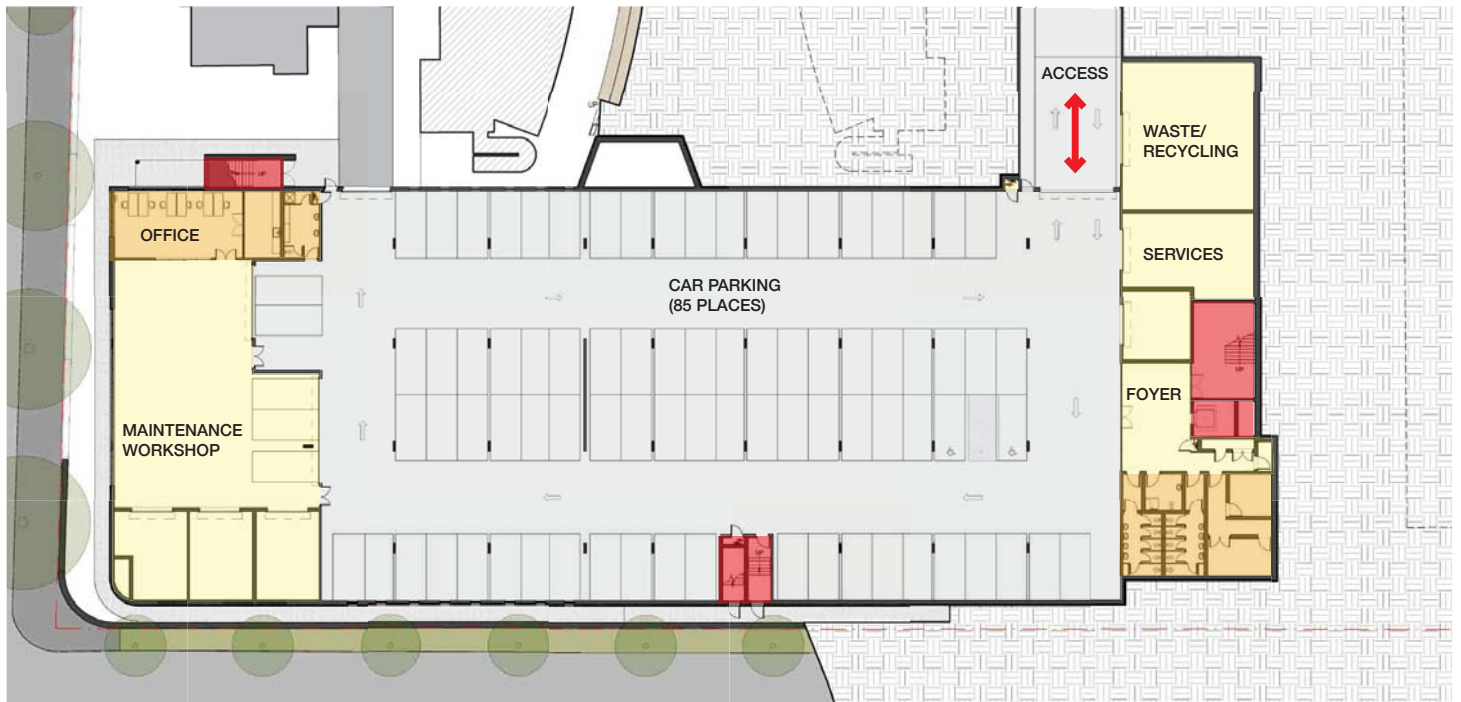
THE PROPOSED PLANS



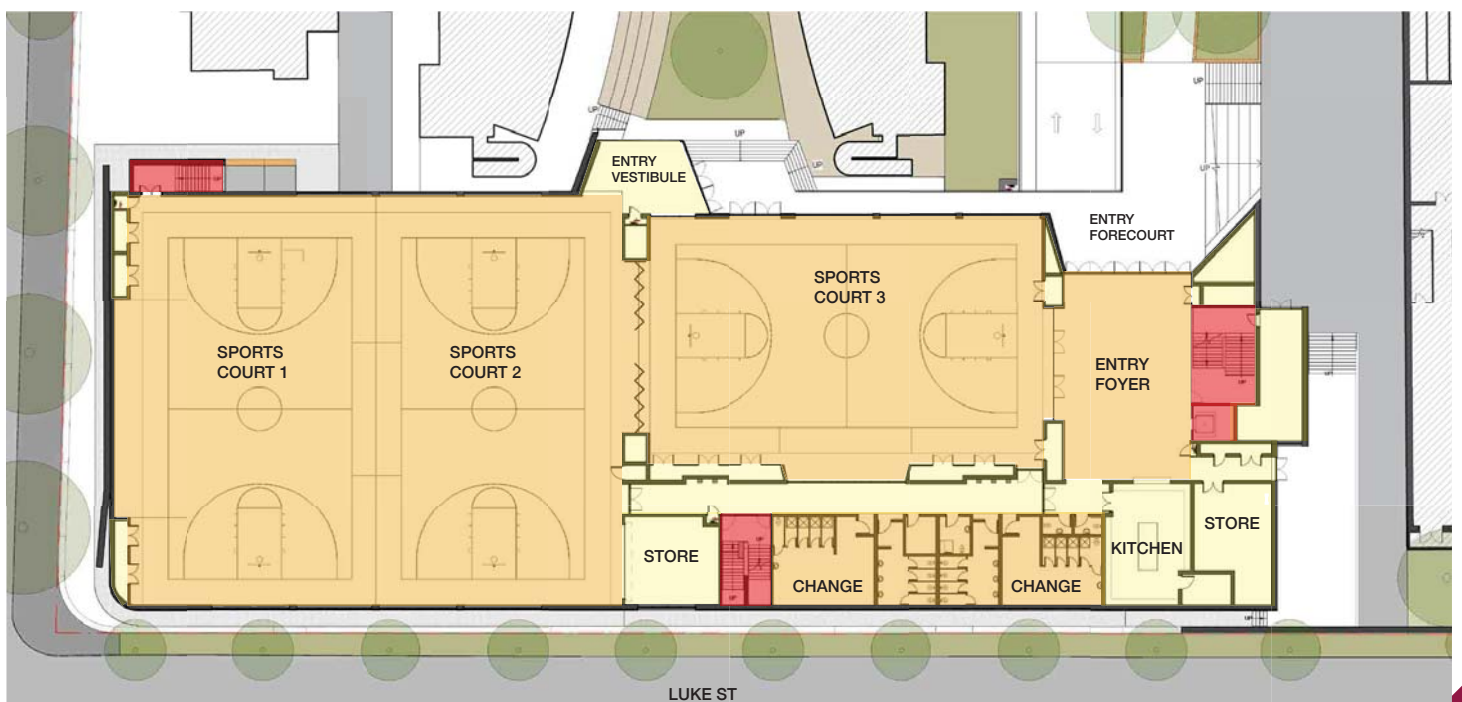
ST JOSEPH'S
COLLEGE

HUNTERS HILL

PROPOSED LOWER GROUND PLAN



PROPOSED GROUND PLAN



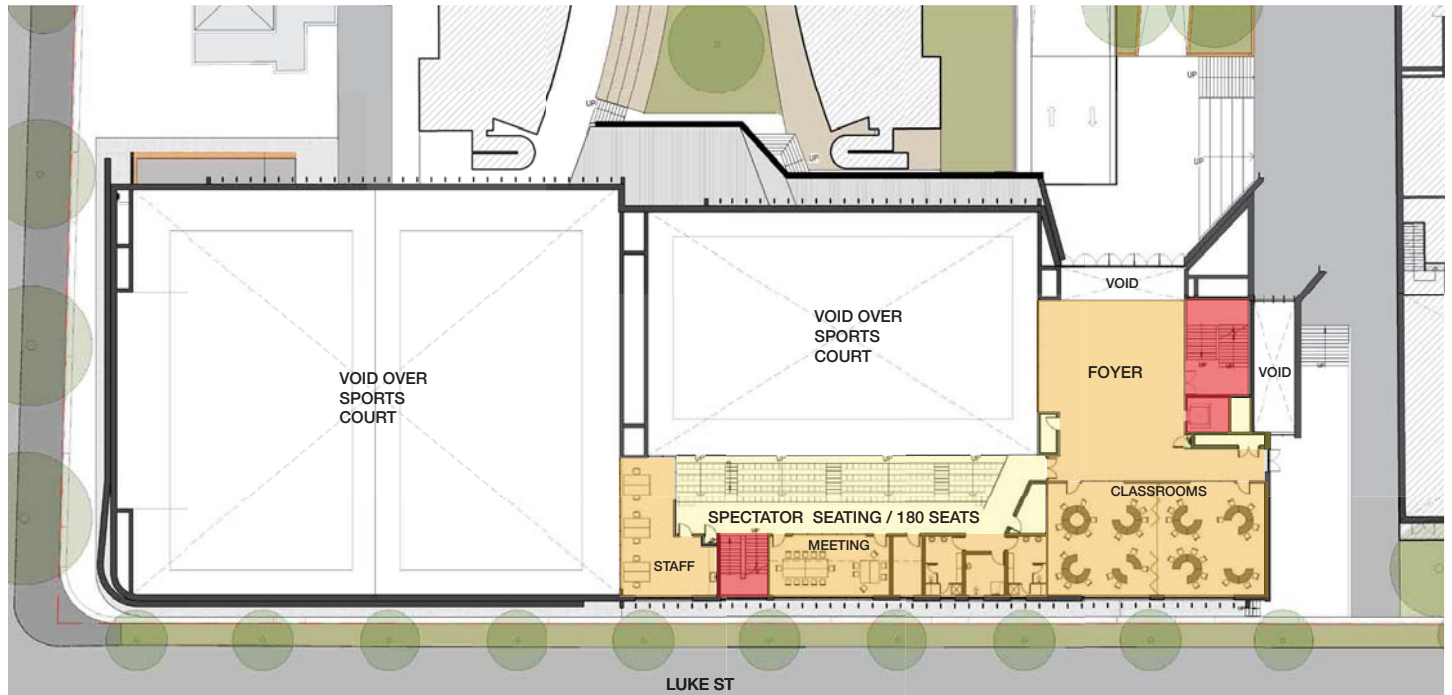
PROPOSED PLANS



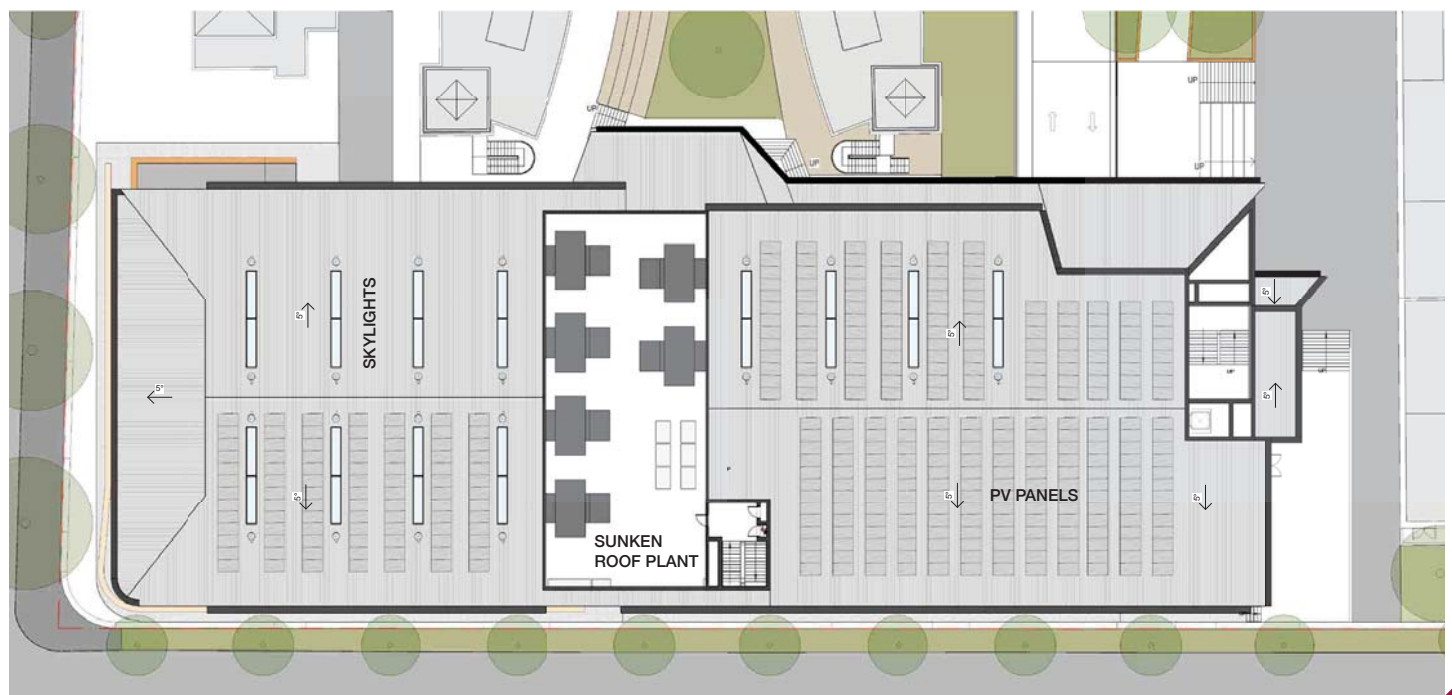
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PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



FREQUENTLY ASKED QUESTIONS



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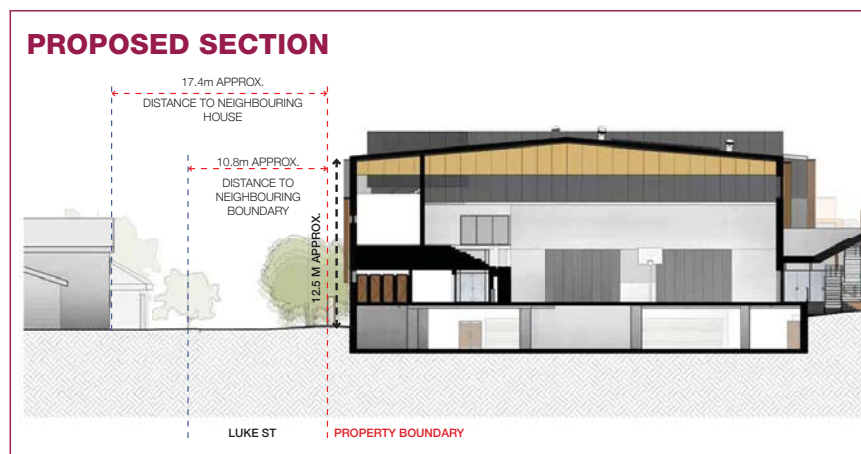
HUNTERS HILL

WHAT ARE THE HERITAGE IMPACTS?

Heritage considerations have been carefully addressed in the design of the project. The complex is set back from the existing sandstone boundary wall, which will be retained and protected during project works. The new complex will also be located away from the sandstone Main Building.

WHAT ARE THE PROPOSED DIMENSIONS?

The building will be approximately 34m wide and 100m in length. The height will range from approximately 14m high at the southern end, to 8.5m high at the northern end.



WILL NEIGHBOURS BE AFFECTED BY THE NEW SINGLE STOREY BUILDING?

This single storey building will be located on campus grounds at the corner of Mary Street and Mark Street. It has been designed to ensure minimal impact to our neighbours.

Construction will occur prior to the start of works on the main complex and will take approximately 4 months. This will have standard noise impacts. Noise will be limited to certain times of the day and neighbours will be kept informed of when works will be occurring as conditioned by the Department of Planning.



| Artist's impression of the Healy Gym

WHEN WILL CONSTRUCTION BEGIN AND HOW LONG WILL IT LAST?

Pending approval from the NSW Department of Planning and Environment, we hope to begin construction in 2019. Construction is expected to take approximately 18 months to complete.

WHAT ARE THE TRAFFIC AND PARKING IMPACTS?

The new complex will include 85 additional car park spaces. This is a net increase of 55 parking spaces on the St Joseph's campus. This will improve traffic conditions by reducing the demand for staff parking in the neighbouring streets.

WILL IT BE NOISY?

Whilst construction will have standard noise impacts, these will be limited to certain times of the day which neighbours will be advised of closer to the start of construction.

A key benefit of the project is that the majority of Saturday basketball games and weekday training sessions will be relocated indoors. This will significantly reduce the impact of noise on our neighbours.

TIMELINE



ST JOSEPH'S
COLLEGE

HUNTERS HILL

2017

Planning approval process begins

JANUARY
2018

Department of Planning and Environment
issues a Statement of Environmental
Assessment to support the project

JUNE
2018

Community Consultation

WE ARE HERE

JULY
2018

Project plans updated to reflect feedback
from community consultation

MID
2018

College to lodge final design to State
Government as State Significant
Development Application

EARLY
2019

State Government to provide outcome of
State Significant Development Application

LATE
2019

Construction to begin on new single
storey building and Physical Education
and Sports Precinct, pending approval



| Artist's impression of the Physical Education and Sports Precinct



| View from street – corner of Gladesville Rd and Rocher Ave



| View from street – corner of Gladesville Rd and Luke St

HOW CAN I PROVIDE MY FEEDBACK?

We want to ensure we take into account the feedback of everyone who lives, works or learns in our College and the community that surrounds it. Throughout the entire lifespan of the project, we will be actively working with Hunters Hill Council and consulting with the local community.

Senior members of the project team are here to answer your questions and take your feedback. You can also email your feedback to Project@Joeys.org



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