

15 April 2020

General Manager
Hunters Hill Council
22 Alexandra Street
HUNTERS HILL NSW 2110

Development Application No. 2019-1129

Proposed Development **Memorial Pool Redevelopment: Demolition of existing swimming pool and ancillary building and construction of new swimming pools, building and landscaping**

Premises **St Joseph's College - Mark Street, Hunters Hill**

Attention: Mr Steve Kourepis (Director, Development & Regulatory Services)

Dear Mr Kourepis

This correspondence responds to Council's request for information letter (dated 17 February 2020) on the above development application (DA). It is accompanied by the following additional and amended documentation:

- Amended plans to be referenced in the conditions of consent:
 - Architectural Plans, by TKD Architects (9 April 2020)
 - Landscape Plans, by Taylor Brammer (14 April 2020)
 - Amended Civil Plan, by FMG Engineering (14 April 2020)
- Amended Arborist Report, by Glenyss Laws including Geophysical Investigation to Map Tree Roots, by GBG Australia (Revision B, 23 March)
- Amended Indicative Usage Profile in Response to RFI (4 March 2020)
- Traffic advice on community uses, by Traffix (16 March 2020)
- Acoustic Advice on community uses, by SLR (6 March 2020)
- Preliminary Construction Management Plan, by Cornerstone (7 April 2020)
- Preliminary Construction Traffic Management Plan, by Cornerstone (7 April 2020).

Using the headings and points shown in Council's letter (shown in blue), the response of St Joseph's College (SJC) to Council's request for information follows:

1. *Amended plans should be submitted to Council demonstrating a 10m setback to Luke Street which would retain three significant trees Nos. 20, 57 and 58, and provide an increased area for screening planting to soften the streetscape impact of the development*

Response: The proposal has been amended to amend the design of the proposed Multipurpose Building as follows:

- Setback 7m to Luke Street (an increase of 2.6m or 59% when compared with the setback of 4.4m in the Original DA)
- Retention of Tree No. 57 (Bald Cypress) and Tree No. 58 (Black Bean)
- Removal of Tree No. 20 (Brush Box)
- New tree planting within the 7m Luke Street setback area to filter and soften Luke Street views to the proposed Multipurpose Building, comprising four *Waterhousea floribunda* (Weeping Lilly Pilly) with a height of 12m at maturity.

Overall, the amended proposal comprises the removal of nine trees (an increase of two retained trees or 18% when compared with the Original DA which proposed the removal of 11 trees).

Photomontages/perspectives of the amended streetscape presentation to Luke Street have been prepared by TKD (AR DA 9001_B and AR DA 9002_B). The images show that the increased setback, existing retained trees, proposed new trees and retained sandstone wall will effectively filter views from Luke Street to the proposed Multipurpose Building.

2. *Alternatively, the applicant should provide additional justification including an amended arborist report detailing that the Brush Box tree No. 20 would still be unduly impacted by this increased setback and a minimum setback provided to match the existing, adjoining sports/gymnasium building to the south, including the retention of tree Nos. 57 and 58*

Response: The Amended Arborist Report by Glenyss Laws explains how tree No. 57 and 58 will be retained and why Tree No. 20 is unable to be retained as noted below:

- 4.4.16 **Tree 20** a 7.7m TPZ and 3.1m SRZ applies. The multipurpose building is offset approx. 1.3m, falls within the SRZ and is a major encroachment of approx. 40% of the TPZ. The tree's stability and life expectancy are compromised under the redesign.
- 4.4.17 The proposed multipurpose building has been realigned and moved 2.56m west of **Trees 57 & 58**. Due to site impediments (concrete slab, underground services and, 150mm of compacted road base) root mapping in the form of hand excavation or air spade work could not be considered. Root Mapping by GBG Australia was undertaken, the impacts upon the root zone to **Trees 57 & 58** should be read in conjunction with the Root Mapping Report dated 26/2/2020 by GBG Australia.
- 4.4.18 **Tree 57** a 12.5m TPZ and 3.4m SRZ applies, the proposed multi-purpose building is offset approx. 5.7m and is a major encroachment of 97.5m² or 21.6% (refer Appendix G). There is an existing building within the TPZ, and the presence of the existing building is likely to reduce the impacts within its footprint due to restrictions to root growth. The root mapping undertaken by GBG Australia indicates there are no structural roots >50mm in diameter within 1m of the existing building (refer Appendix B of GBG Report). The existing building accounts for approx. 46.5m² or 9.5% of the TPZ. When allowance is made for the existing structure the actual area of soft landscape affected within the TPZ is approx. 60.5m² or 12.4% of the TPZ. The proposed stormwater plans show no encroachment within the TPZ.

The root mapping undertaken by GBG Australia indicates 10 x roots > 50mm in diameter will require root pruning to facilitate the development.

The encroachment of 12.4% of the soft landscape affected within the TPZ is considered to be within an acceptable threshold given:

1. The tree is of good condition and vigour; and
2. *Taxodium distichum* is a species that has a good tolerance to root disturbance (Matheny & Clark 1998).

Two over extended lower 2nd order branches will require pruning to achieve new building line and scaffolding clearances, total live foliage removed will be < 5% (refer Appendix D).

- 4.4.19 **Tree 58** a 6.7m TPZ and 2.7m SRZ applies, the amended building line is offset at 5.8m and accounts for approx. 5.4m² or 3.8% of the TPZ (refer Appendix D). The root mapping indicates 8 x roots > 50mm in diameter attributed to Tree 58 will require pruning to accommodate the building. No pruning is required to achieve proposed building line or scaffolding clearances. The 3.8% encroachment is within an acceptable level of tolerance under Clause 3.3.2 of AS4970. The proposed stormwater plans show no encroachment within the TPZ, **Tree 58** can be retained and protected.

3. The provision of details for the increased community use of the new swimming pool and indoor sports facility (in the form of a schedule of activities) be provided to Council as part of this DA together with updated traffic and acoustic reports

Response: An Amended Indicative Usage Profile in Response to RFI is attached which shows the following community uses in the Multipurpose Building and replacement Memorial Pool:

Multipurpose Building

- New community use: Visiting sport teams on the weekends between February and December, 8am to 5pm, duration flexible (60 students)

Memorial Pool

- Existing/continued community use: St Scholastica's College, Monday and Wednesday, selected months, 6.00pm-7.30pm (30 students)
- New community use: Visiting sport teams, weekends between February and December, 8.00am to 5.00pm, duration flexible (60 students)

In relation to traffic and noise:

- **TRAFFIC:** Traffix has advised that the proposed schedule changes will not have any significant impacts for off-street and on-street parking and that they continue to support the proposal on transport grounds as noted below:

The proposed schedule of activities is presented in Attachment 1. The following additional changes have been included into the schedule as requested by Council:

- *Staff members can utilise the multi-function space on weekdays between 6:15am and 9:15pm on term holidays. It is estimated that 50 people will be in attendance at these events. The duration of each event varies in length; and*
- *Visiting sports teams can utilise the multi-function space on the weekends between 8am and 5pm from February through to December. It is estimated that 60 people will be in attendance at these events. The duration of each event varies in length.*

The provision of the above changes will not have a significant impact on off-street and on-street parking for the following reasons:

Staff Members

- *Staff numbers will not be increased; and*
- *Staff members currently utilise the Healy gym on the same schedule, thus demands for weekday use are simply relocated to the updated facility within the school grounds.*

Visiting Sports Teams

- *Visiting sports teams may already be travelling to and from the school for water polo events (an approved event already occurring on-site), thus will simply stay longer to utilise the multi-function space if they require;*
- *Visiting sports teams will arrive/depart the school via school buses which can be accommodated within the existing bus zones surrounding the school;*
- *Weekend usage is outside of the critical weekday network peak periods;*
- *The multi-function space usage is expected to be moderate, given the size and nature of the development; and*
- *It is highly relevant to this application that the approved PESPP development provides a net increase of 54 parking spaces. The PESPP project will increase on-site car parking by approximately 61% to a total car parking provision of 144 car parking spaces, thus all normal parking demands will be accommodated on-site.*

Summary

In summary, the proposed schedule changes will not have any significant impacts to off-street and on-street parking and should operate satisfactorily. Continued support is therefore given on transport planning grounds.

- **NOISE:** SLR confirms in the attached letter that they have reviewed the Amended Indicative Usage Profile and confirm that the usage profile does not contain any changes to the existing use that would affect the assessment in their original acoustic report, including hours of operation, number of attendees and type of use.

4. Confirmation be provided to Council indicating that no capacity for the intensification of student enrolments, or employment of staff exists. In addition, please provide confirmation of both existing and approved student and staff numbers that have been relied upon for the purposes of this DA

Response: The Memorial Pool Redevelopment does not propose any classrooms or boarding facilities. As noted in the original Statement of Environmental Effects (SEE) by Robinson Urban Planning (RUP):

- The proposal does not include the any increase in the existing student or staff population (see, pp. 1, 15, 30 and 37)
- The existing SJC population comprises (see, pp. 5 and 30):
 - Students: 1,100 students (including 550 boarders)
 - Total staff (FTE) 213.

5. Additional streetscape perspectives and/or a scale model be provided in order to enable Council to properly assess the streetscape impact of the proposal

Response: TKD has prepared 12 photomontages/perspectives that illustrate the streetscape impact of the proposed Multipurpose Building as viewed from Luke Street (AR DA 9001_B and AR DA 9002_B). The images show that the increased setback, existing retained trees, proposed new trees and retained sandstone wall will effectively filter views from Luke Street to the proposed Multipurpose Building.

6. A construction traffic management plan be submitted to Council outlining how the impacts during construction will be mitigated in order to reduce the impact on surrounding residential amenity

Response: Cornerstone has prepared a Preliminary Construction Traffic Management Plan (CTMP) (see attached) which considers:

- Ingress and egress of vehicles to the site

- Loading and unloading, including construction zones
- Predicted traffic volumes, types and routes
- Pedestrian and traffic management methods

The Preliminary CTMP identifies potential traffic management initiatives to be deployed by the future appointed Head Contractor to minimise disruption to, and ensure the safety of stakeholders potentially affected by the works, including students, motorists, pedestrians, cyclists, public transport users, local residents, property owners and workers and staff engaged on the Project.

It is anticipated that the construction contractor will update the Preliminary CTMP prior to obtaining a Construction Certificate.

7. A Construction Management Plan be submitted to Council outlining how the impacts during construction will be mitigated in order to reduce the impact on surrounding residential amenity

Response: Cornerstone has prepared a Preliminary Construction Management Plan (**CMP**) (see attached) which details the anticipated management of the site establishment and delivery phase of the project. The Preliminary CMP sets out the construction management initiatives that would be deployed by the future appointed Head Contractor including strategies to mitigate disruption to, and ensure the safety of, the wide range of stakeholders potentially affected by the works, including but not limited to motorists, pedestrians, local residents, property owners, SJC students, SJC staff and workers engaged on the Project.

It is anticipated that the construction contractor will update the Preliminary CMP prior to obtaining a Construction Certificate.

8. Additional matter – Outdoor lighting

In response to Council's request for advice on the number of existing and proposed outdoor light poles around the SJC Memorial Pool, it is advised that:

- **Existing:** Seven light poles
- **Proposed:** Six light poles (a reduction of one light pole or 14%).

We trust that Council can now proceed to complete its assessment of the DA to enable a speedy determination by the Regional Planning Panel.

Please do not hesitate to contact the undersigned should you have any questions in relation to the matters discussed herein.

Yours sincerely



Sandra Robinson BTP (Hons) MPIA
Director

cc: John McFadden
Kerry Smith

Enc. See above