

Public Submissions Response

State Significant Development SSD-27208140

St Aloysius College – Rozelle Campus

48 Victoria Road (Lot 1 DP 82780 and Lot 2 DP 65961) and 2A/B Gordon Street (Lot 1 DP 169780)



ATTACHMENT A RESPONSES TO PUBLIC SUBMISSIONS

Table 1 Responses to Public Submissions	
Matters Raised	Response
<p>Traffic</p> <ul style="list-style-type: none">▪ Areas of concern due to additional traffic:<ul style="list-style-type: none">- Gordon Street- Maney Street- Quirk Street- Prince Street▪ Additional traffic volumes on these local streets▪ The narrow structure of these roads which allows for only one car at a time and the addition of cars coming in and out of a school/carpark will further exacerbate this traffic congestion▪ The West Connex tunnelling and building project has currently blocked off many of the surrounding streets such as Quirk Street and Victoria Road, further contributing to the congestion, and this work will be continuing for years into the future	<p>An updated Traffic Impact Assessment (TIA) is provided at Appendix B. The overall findings of the report show that the proposal will have limited traffic generation and would not cause undue impacts to the existing network capacity.</p> <p>While it is noted that surrounding works are currently causing additional traffic, the proposal should be considered on the long term ongoing use of the site.</p>
<p>Parking</p> <ul style="list-style-type: none">▪ The lack of garages in many residences on the local streets therefore requires the majority of residents to utilise on-street parking, parking for residents is already limited▪ Current parking spaces are insufficient for the number of employees, residents, workers, and visitors of the area requiring parking spots▪ Only four (4) parking spaces are to be leased from the existing on-site car park for staff parking which does not account for the rest of the staff (approximately 15 at one time)	<p>An updated TIA is provided at Appendix B. The traffic surveys undertaken demonstrate there is sufficient on-street parking within the area. The proposal will only utilise some spaces for a limited time of 30 minutes in the morning and afternoon.</p> <p>Many staff will likely take the shuttle bus with students to campus, or catch public transport or carpool.</p>



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<p>who need parking, pushing staff to park on the already congested streets.</p> <ul style="list-style-type: none">▪ Only three (3) on-street parking spaces restricted to '5-minute parking' restrictions to accommodate 200 students seems inadequate and further takes away from resident parking▪ The statement that staff and students will carpool, use transport, cycle to school is misleading and most likely incorrect	
<p>Construction Traffic and Parking</p> <ul style="list-style-type: none">▪ There is high concern of contractors parking in the local streets▪ Parking on local streets is already difficult and will only make this area more congested▪ The statement that contractors will use public transport and carpool is misleading and most likely incorrect▪ Heavy machinery and trucks entering the site from Gordon Street will create huge problems of street blockage and extra congestion	<p>An updated TIA is provided at Appendix B which provides additional details around construction traffic. There are limited construction works required, and it is considered that contractors would be able to park on site for internal fit out works. The total construction works are estimated to be around 16 weeks, and for more intensive works a construction traffic management plan will be in place.</p>
<p>Construction Noise</p> <ul style="list-style-type: none">▪ The construction working hours, proposed night works and scope of the building works will generate enormous noise disruption	<p>Construction work would be restricted in hours via condition and is not proposed to be undertaken at night. The hours of construction would generally be restricted from between 7am-6pm Monday to Friday and 7am-1pm Saturday.</p>
<p>Accessibility to Amenities</p> <ul style="list-style-type: none">▪ The addition of 200 plus students will consequently infiltrate the small park at the end of Prince Street used by residents and their children▪ Due to the lack of recreational area for the school, there is concern that the already dense living area and green/open space available in Rozelle will be congested by students	<p>The proposed development includes on site play areas for students. Should additional sporting fields or park area be required, this will be separately agreed with Council or a nearby sporting field. The area is close to The University of Sydney, Sydney College of the Arts and surrounding green spaces including King George Park and Balmain Road Sporting Ground which are within a 10-15 min walk from the campus, should these be required to be utilised.</p>



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	It is not considered that the surrounding open space areas of the community would be impacted by the proposal. Confirm age group of students
Visual Privacy <ul style="list-style-type: none">Privacy issue for the residents of 3-5 Gordon Street shutters on windows of the school facing these residences are requested	It is not considered that there are any issues due to privacy from the adjoining windows, with students only within these classrooms while learning and during school hours. Windows can be filmed to reduce the ability for overlooking and this can be conditioned if required.
Traffic Safety <ul style="list-style-type: none">Danger to students walking through traffic ridden streets especially on Gordon Street where vehicles accelerate to make lights into Victoria Road (likely to see a pedestrian, cyclist or car accident)Proposed designated drop off/pick up area will cause streets to become gridlocked in peak periods making it impossible for cars coming from different directions to use these roads safelyThe drop off/pick up zone will also be potentially hazardous for drivers and pedestrians due to the sharp left and speed change when entering Manning Street off Victoria RoadDangerous traffic hazards as a result of parents choosing to do U-turns on Maney Street for access on Victoria RoadDue to the narrow structure of the roads, many resident's cars have been damaged from side swiping, it is feared that this will only get worse with an increase in traffic volume to the areaUse of coaches for the school will increase the risk of side swiping as the coaches are far too large to navigate these streets	<p>An updated TIA is provided at Appendix B.</p> <p>Students will be supervised when crossing Gordon Street, and teacher supervision of the shuttle bus pickup and drop off, and the pickup and drop off zones will assist in ensuring student and community safety.</p> <p>The TIA demonstrates that the proposed development would have minimal impacts on the surrounding road network.</p>
Noise Impacts <ul style="list-style-type: none">The narrow structure of the local streets makes these streets highly sensitive to traffic noise which will be largely	An updated Acoustic Report (Appendix C) details that the school would have limited impacts on surrounding residential developments. In particular, the proposed development is not considered to generate significant noise from traffic movements.



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<p>exacerbated by the proposal, causing high levels of disturbance to residents</p> <ul style="list-style-type: none">▪ Residents should not be subject to school children hanging around the outside of their homes causing noise disruption▪ Increased foot traffic from bus stops will have negative impacts on residents using paths and noise.	<p>The proposal incorporates options for both a shuttle bus service for students, with a focus towards public transport. It is considered that the students would have limited impacts to residences, as many of the public transport stops are located on or near Victoria Road. The students will also spend a limited amount of time being just during the morning and afternoon on surrounding footpaths.</p>
<p>The School and School Culture</p> <ul style="list-style-type: none">▪ The project will cause major changes to the small area, none of which are beneficial to residents▪ Aiming to house 200 students is unreasonable and irresponsible▪ The culture of the school itself is “dominant exclusive elitist”▪ Demographically, the school has little to no relationship with the local area and adds nothing to the area but will take much from the residents	<p>The proposed Rozelle campus will take one age cohort to experience a year separate from the rest of the school. SAC feels that this program will be a benefit to students and foster a positive learning environment.</p> <p>SAC prides itself on a positive school culture and currently has enrolled students that come from the Inner West area.</p>
<p>Consultation</p> <ul style="list-style-type: none">▪ Limited community consultation▪ Opinions not considered▪ The notice letter was given out late to local residents and some feeling that they did not receive the letter.▪ No notification of exhibition	<p>There was significant investment in community consultation and SAC is committed to a continued positive relationship with the surrounding community and other commercial operators in close proximity. The views of the public were considered, and detailed information prepared to assist in alleviating concerns over traffic, parking and noise impacts.</p> <p>A letter box drop was undertaken by SAC to all residences within close proximity to the site. The notification of the formal SSD application was undertaken by the Department of Planning and Environment (DPE).</p>
<p>Out of Hour Events</p> <ul style="list-style-type: none">▪ Concern over conflicts with other users▪ Additional school events have not been considered▪ Events occurring out of school hours will have further impacts on noise levels, parking and traffic congestion	<p>As detailed in the POM (Appendix F), should any out of school hours events be proposed these would be notified to residents. It is considered most events would continue to take place on the main Kirribilli campus and sporting fields.</p>

