

File Ref: SSD-27208140_RTS

25 May 2022

Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

**RE: Response to Submissions
St Aloysius College - Rozelle Campus
Property: 2A-2B Gordon Street & 48 Victoria Road, ROZELLE**

Dear Ms Salek,

The plans and supporting documents provided by the applicant in Response to Submissions (RTS) has been reviewed and, whilst many of the previously raised objections/concerns have been addressed, there are still a number of matters that need further amendment or clarification to address Council's objections/concerns to the proposal. These are discussed in detail below.

Pickup/drop off area and congestion

- i. The proposed pickup and drop-off arrangements in Maney Street remain an issue. Even with the relocation of the area to the north in Maney Street, the narrow road width indicates that queuing of vehicles could occur, which will result in the temporary obstruction of the street. Alternatively, the queued vehicles may stay in 'No Stopping' areas at the corner of Maney Street and Quirk Street, which is an issue and could encourage unsafe pickup and drop-off practices. Although the response indicates that the pickup and drop-off areas will be staffed, this area is approximately a 150m walk to the school campus, which may be a challenge to be adequately managed by staff.
- ii. The TAIA indicates eight vehicles during a 30-minute period, which is a concern, particularly during the afternoon pickup period. The likelihood of the pickup and drop-off areas being filled to capacity remains a safety issue for Council.
- iii. Although it has been indicated that pedestrian movements between the two schools would be staffed, Council recommends the installation of a TfNSW

approved pedestrian fencing in Gordon Street to address the potential jaywalking issues. In addition, it is recommended that the Applicant explores options to provide access to the property directly from Maney Street to minimise pedestrian travel distance.

Shuttle Bus Swept Paths

- i. As shown in Figure 1 below, the swept paths show that the manoeuvre is very tight, and the gate encroaches within the 300mm clearance bands either side of the vehicle. Further investigation should be undertaken to explore whether there is scope to widen the entry gates and driveway.

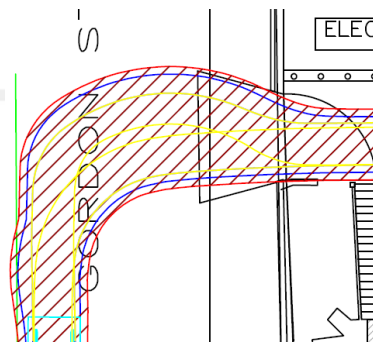


Figure 1: Shuttle Bus – gate encroachment. Source: TAIA submitted by the applicant.

- ii. As shown in Figure 2 below, the swept path also details that the shuttle bus will impact a bollard protecting the electricity substation and drops off the edge of the kerb shown circled in red (Figure 3). Further investigation should be undertaken to explore whether there is scope to set the kerb back and to relocate the bollard to allow for better manoeuvrability of the shuttle bus.

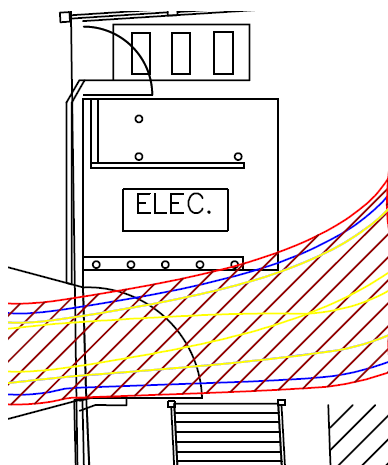


Figure 2: Swept paths - bollard and kerb: Source: TAIA submitted by the applicant.

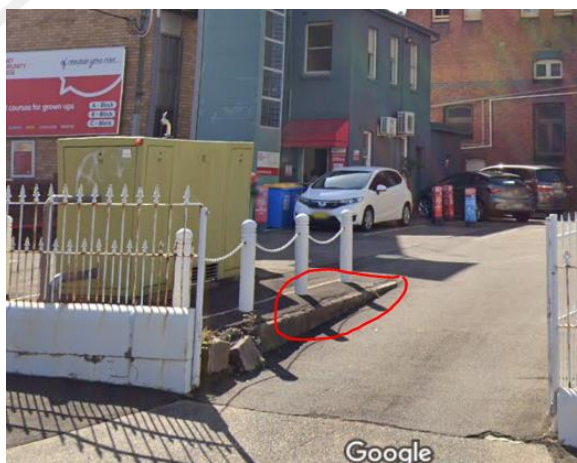


Figure 3: Swept paths - bollard and kerb. Source: Google

On Site Parking Demand

- i. The previous consent on the site required the carpark to be upgraded to comply with AS2890.1:2004. Appendix C of the TAIA details the new compliant layout, which reduces the on-site parking availability from 20 spaces to 16 spaces. However, the TAIA does not acknowledge the reduction in on-site parking and the impact this will have on the off-street parking demand.
- ii. The parking demand statement at Appendix D also does not account for the reduction in parking as evidenced by the table provided by the applicant (Table 1). Based on this table, it appears that the peak on-site demand is 21 spaces while only 16 spaces are provided. This shortfall will need to be addressed in the TAIA.
- iii. The TAIA indicates that four on-site parking spaces will be allocated to the school, which, after school hours, will be utilised by other uses on the site. However, the TAIA also indicates that the four spaces will be used for waste collection. In addition, the TAIA does not address any parking demand the school generates for after hour activities, such as maintenance and cleaning or after school activities, which will impact on- and off-site parking.
- iv. The TAIA indicates that that the church will only use the parking area on Sundays. Further details/clarification should be provided to validate this.

Table 1: On-site parking demand as provided in the TAIA. Source: TAIA submitted by the applicant.

Use/Tenant	Operational Hours	Car Park Requirement
Sydney Community College	Monday-Thursday: 9.30am-9.30pm Friday & Saturday: 9.30am-5.00pm	15 spaces
St Aloysius' College	Monday-Friday: 8.00am-4.00pm	4 spaces
Genesian Theatre Company	Monday-Sunday: 10am-12.00am	1-2 spaces
Genesian Theatre Company Performances	Friday and Saturday 6.00-10.00pm and on Sunday afternoon matinee 1.00-5.00pm.	19 spaces
St Joseph's Catholic Parish	Sunday	19 spaces

Given the above, without further information that address the issues raised above, Council still objects to the proposal.

We would also like to acknowledge the Applicant's willingness to address a number of issues raised to date and the on-going commitment to work with Council.

Thank you for consideration of the above-mentioned objections and comments. Should you require further clarification, or wish to discuss the matters raised, please contact Ferdinand Dickel, Acting Senior Planner, on 9392 5125 or email ferdinand.dickel@innerwest.nsw.gov.au.

Yours faithfully,



Rachel Josey
Manager Development Assessment (North)