

Our ref: St Aloysius College - Rozelle Campus (SSD-27208140)

Miss Sarah-Jane McCreton
Principal's Personal Assistant
St Aloysius College 47 Upper Pitt Street Kirribilli 2061

27 May 2022

Subject: **Request for additional information- St Aloysius College - Rozelle Campus (SSD-27208140)**

Dear Miss McCreton

I refer to Response to Submissions (RtS) for the St Aloysius College - Rozelle Campus (SSD-27208140).

After careful consideration, the Department of Planning and Environment (Department) is requesting that you provide additional information to address issues identified in the RtS as detailed below:

1. Inner West Council (Council) has reviewed the RtS and raised concerns regarding the inadequacies of the drop-off/pick-up zone (DOPU), the shuttle bus swept paths and on-site parking demand. Council's comments to the RtS are attached to this letter (**Attachment A**). The Department agrees with the concerns raised by Council and requires you to address all of these matters comprehensively.
2. The submitted Heritage Impact Assessment states that the proposal will reuse the existing classrooms with no physical changes proposed. The RtS and Building Code of Australia (BCA) report stipulate that some works have to be undertaken for the adaptive reuse of the local heritage building at 2A-2B Gordon Street. An amended Heritage Impact Assessment or an addendum statement is required to acknowledge the proposed works and conduct a detailed assessment of the impacts of the internal fit-outs on the heritage significance of the item.
3. The Department notes that the submitted Transport and Accessibility Impact Assessment (TAIA) incorrectly assumes that there are 19 car spaces available within 2A-2B Gordon Street, whereas there are only 16 spaces car parking available. This means that only one car space would be allocated to the school, when Sydney Community College is in operation (Monday to Friday) and uses 15 car spaces. However, the TAIA indicates that 4 car spaces would be available for the school. Additionally, the TAIA also states that 1 – 2 car spaces would be available for the theatre use on weekday mornings.

The number of car spaces within the site (being 16) cannot cater for the three concurrent uses on a weekday, based on the above data. You are requested to clarify this issue and provide suitable evidence of negotiations and/or agreements that would be in place to ensure that sufficient car parking is available for each of the uses during a typical weekday.

In this regard, the Department agrees with Council's concerns and requires that you clarify this matter in detail.

4. According to TAIA, the existing width of the pedestrian footpaths along Maney Street and Quirk Street are 1.3 and 1.5 meters (m), respectively. These footpaths are proposed to be used as part of the walking route from DOPU to the school site. It is proposed that a staff member will supervise and marsh students during the pick-up and drop-off time. The amended TAIA is

required to assess and confirm the suitability of these pedestrian footpaths to service eight students and one staff safely.

5. The RtS states that many alternative locations have been considered for the DOPU. The amended TAIA is required to include the consideration of the other DOPU alternatives and provide the evaluation of each option separately, to establish that Maney Street is the only available option for use as a DOPU.
6. Please provide a table listing all the proposed plans.

Please provide the information or notify us that the information will not be provided by Wednesday, 09 June 2022. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Nima Salek on 92746088 or at Nima.Salek@dpie.nsw.gov.au.

Yours sincerely,



Aditi Coomar

Team Leader

School Infrastructure Assessments

Enclosed:

Attachment A – Council's comments.