

# WILLOWTREE PLANNING



17 August 2022

REF: WTJ21 -151

Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

**Attention: Aditi Coomar**

**PROPERTY AT 48 VICTORIA ROAD AND 2A-2B GORDAN ROAD, ROZELLE  
SSD-27208140**

Dear Aditi,

We write in response to the **SSD-27208140**, for the St Aloysius College (SAC), Rozelle Campus. Specifically, this letter and attachments provides a response to the additional Request for Information (RFI) dated 3 August 2022. The applicant, St Aloysius College, and its specialist consultant team have reviewed and considered all matters raised in this RFI, which relate to traffic and heritage. **Table 1** below provides a detailed response to the key matters raised and outlines the proposed amendments to comply with these matters.

The following are also provided with this response;

- Appendix 1: Site Plan with Bathroom
- Appendix 2: BCA Letter

ACN: 146 035 707 ABN: 54 146 035 707  
Suite 1, Level 10, 56 Berry Street  
North Sydney, NSW 2060

enquiries@willowtp.com.au  
willowtreeplanning.com.au  
02 9929 6974



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**TABLE 1. RESPONSES TO DPIE SUBMISSION**

Matters Raised	Response
<b>Department of Planning and Environment</b>	
<p><b>Access to sanitary facilities at 2A and 2B Gordon Street</b></p> <p>Additional information is required to clarify the location of the existing sanitary facilities within 2A and 2B Gordon Street (Gordon Street site).</p> <p>In this regard, please note that the proposal includes use of the first floor of the building only. If the students need to access the ground floor for toilet facilities, then details of this section of the ground floor and the connection to the upper floor needs to be provided.</p>	<p>All students are requested to utilise bathroom facilities during break times or between classes. As such, it is considered that the facilities on the Victoria Road site will be utilised by all students, as this is where students will be for break times. In the case of an emergency where a student may require a bathroom during a class held on the Gordon Street site, there is an accessible toilet facility located at the ground floor of existing building. This toilet is accessed from the main car park area and is accessed via the stairs that are already detailed as the access for the proposed development. A plan demonstrating the path to the bathroom is provided at <b>Appendix 1</b> and an image is provided below for reference.</p>





#### **Compliance with Building Code of Australia (BCA)**

The supplementary BCA information submitted with the Response to Submissions (RtS) report includes a BCA compliance assessment for the building within the Gordon Street site.

However, the assessment considers the entire building to be 9b and does not acknowledge that the lower floor would be used by another occupant for the purpose of a theatre. While the building classification would likely remain the same, fire separation would be required between the two floors, given the separate uses.

An additional letter from a BCA consultant has been provided to address the fire separation on Gordon Street and is provided at **Appendix 2**.

The proposed fire separation can be managed through a performance solution, given the heritage nature of the building and restriction to any physical intervention works that may impact on the heritage. As such additional fire detection methods have been considered as detailed at **Appendix 2**.



The assessment needs to acknowledge the two separate uses and then provide with fire resistance requirements as well as brief measures for fire separation between the two floors (considering that the development application for the lower floor theatre may not progress, which means no works pursuant to that application would be done).

The assessment also needs to confirm whether such fire upgrades (if any, including floors, ceilings and glazing) would impact on the external façade of the heritage listed building or any other component with heritage significance.



It is concluded that the above response provides clarity on all issues raised, and that this will allow DPE to finalise the decision.

We look forward to continuing to work with DPE in reaching a favourable outcome for this Site.

Your sincerely,



Sally Prowd  
Associate  
Willowtree Planning Pty Ltd

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- Appendix 1: Site Plan (Bathroom)
- Appendix 2: BCA Letter

