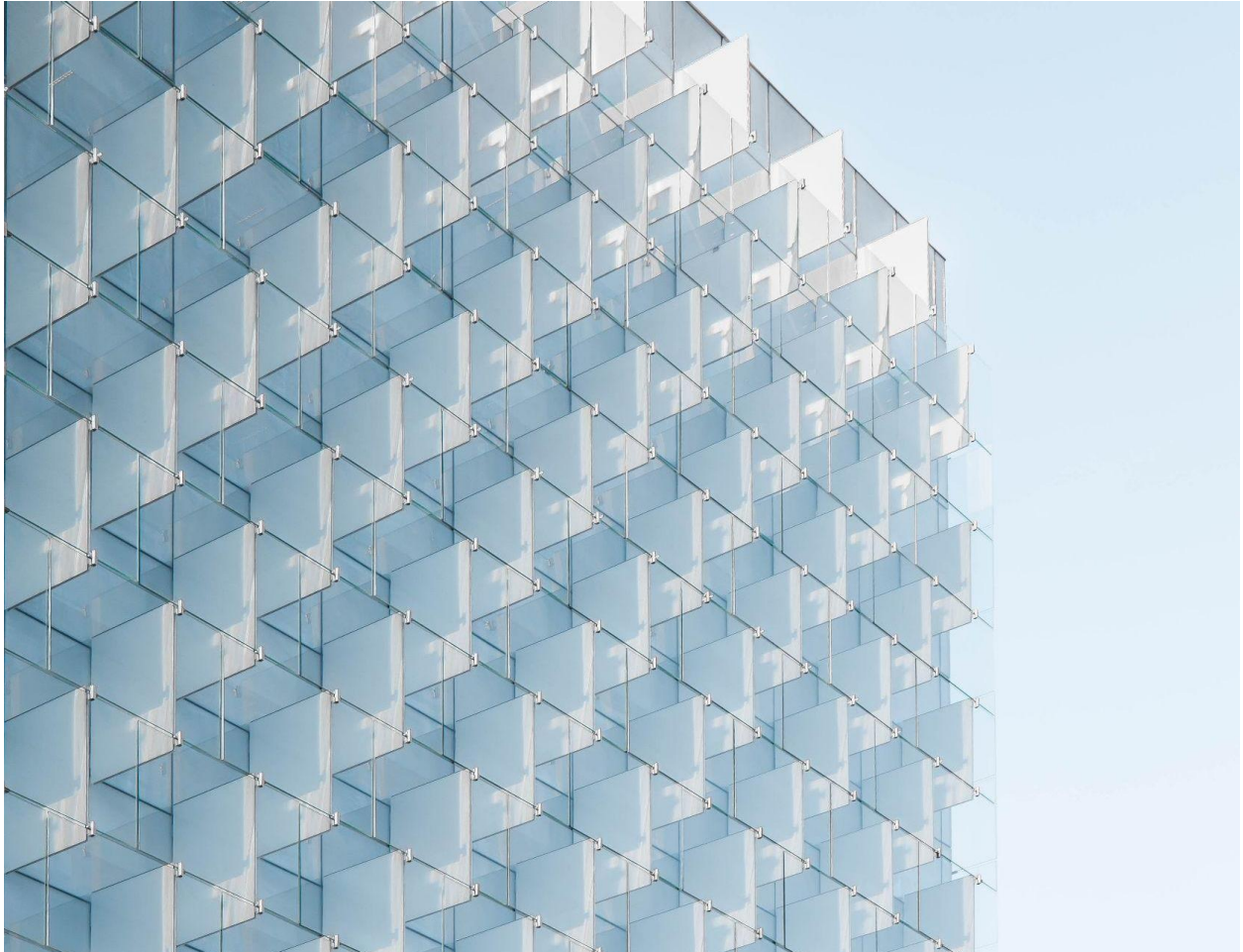


WILLOWTREE PLANNING



4 November 2021

Ref: WTJ21-151
Contact: Sally Prowd
SSD-27208140



CONSULTATION REPORT

St Aloysius College – Rozelle Campus

48 Victoria Road and 2A-2B Gordon Street, Rozelle
Lot 1 DP 82780 and Lot 1169780

Prepared by Willowtree Planning Pty Ltd
on behalf of St Aloysius College

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CONSULTATION REPORT

St Aloysius' College Off-Site Campus
48 Victoria Road and 2A-2B Gordon Road, Rozelle
SSD-27208140



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PART A CONSULTATION OVERVIEW

1.1 INTRODUCTION

This Consultation Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of St Aloysius College (SAC) (the applicant). The Consultation Report supports a Development Application (DA) for State Significant Development (SSD) (SSD-27208140) seeking approval for the use of 48 Victoria Road and 2A/B Gordon Street, for use as an off-site campus for SAC.

In preparing the SSD, SAC has undertaken proponent-led, early key stakeholder and community engagement. The consultation process was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed SSD and vision;
- Demonstrate that SAC is a responsible and responsive organisation committed to listening to the community and stakeholders;
- Obtain valuable insights from stakeholders and the community during the preparation of the SSDA; and
- Ensure effective co-ordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation approach set about openly and transparently informing individuals and organisations on the proposed development through various communication tools and activities.



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PART B SITE DESCRIPTION AND PROPOSE DEVELOPMENT

2.1 SITE DETAILS

The proposal relates specifically to two (2) existing sites. The subject sites are located within the Inner West Local Government Area (LGA) and subject to the provisions of the *Leichhardt Local Environmental Plan 2013* (LLEP2013).

Site 1 is identified as 48 Victoria Road, Rozelle, legally described as Lot 1 DP 82780 and Lot 2 DP 656961. The Site is zoned B2 Local Centre pursuant to LLEP 2013 currently owned by the Trustees of the Roman Catholic Church for the Archdiocese of Sydney.

The Site exhibits an area of **1,343m²** with a primary frontage to Victoria Road and secondary frontage to Gordon Street. Vehicular and pedestrian access is facilitated via Gordon Street. No vehicular access is offered to the Site via Victoria Road.

In its existing state, the Site is occupied by a two-storey brick building that is currently occupied by small commercial business. A small brick wall outlines the perimeter of the Site.

Site 2 is identified as 2A-2B Gordon Street, Rozelle, legally described as Lot 1 DP 169780. The Site is zoned SP2 Infrastructure, pursuant to LLEP 2013 and is currently owned by the Trustees of the Roman Catholic Church for the Archdiocese of Sydney.

The Site exhibits an area of **3,539m²** and has a 28m frontage to Victoria Road, 86m to Gordon Street, 46m to Quirk Street and 57m to Maney Street. The surrounding locality slopes down moderately to the south-east, however, the Site is generally level.

In its existing state the Site is occupied by St Joseph's Catholic Church Rozelle, the associated Parish Hall, a former convent used by the Gunawirra Community Facility and a former school building used by the Sydney Community College. The Site has previously been used as a primary school and associated educational facilities and church for many years. The school is no longer operating.

On-site parking is available via a single shared ingress and egress for vehicles providing approximately 19 car parking spaces. A separate entry and exit is provided for pedestrians a further 2m north of the carpark ingress and egress.

Development in the immediate locality is primarily commercial and industrial along Victoria Road, and small-scale residential in surrounding streets.

Figure 1 and **Figure 2** demonstrate the context of the Site.



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Figure 1 Aerial of Site (Source: Nearmap, 2021)



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Figure 2 Cadastral of Site (Source: SIX Maps)

2.2 PROPOSED DEVELOPMENT

The proposed development seeks development consent to allow for the fit-out and use of two existing buildings, as part of St Aloysius College, as detailed below:

- Construction of a new lift on the Building located at 48 Victoria Road;
- Internal alterations and fit-out to 48 Victoria Road for educational purposes;
- Minor internal addition to 2A/B Gordon Street; and
- Upgrades to the courtyard at 48 Victoria Road to provide outdoor playspace.

The following are the aims and objectives of the project:

- Provide an additional teaching campus for tailored learning and educational opportunities for St Aloysius College
- Provide teaching facilities while the main St Aloysius Campus (Kirribilli) is being redeveloped;
- Ensure minimal environmental impact;
- Complement the existing uses of the buildings;
- Ensure development is compatible with surrounding development and the local context.





PART C STAKEHOLDER IDENTIFICATION

3.1 IDENTIFICATION OF STAKEHOLDERS

Consultation with the community and Government organisations has focused on providing general project information on the proposed development.

The following stakeholders were identified as key groups and organisations within which engagement would be appropriate.

TABLE 1. KEY STAKEHOLDERS	
Category	Identified Stakeholders
State Government	Department of Planning, Industry and Environment (DPIE)
	Transport for NSW (TfNSW)
Local Government	Inner West Council
Local Community	Neighbouring properties
	St Josephs Parish Community
	Sydney Community College
	Genesian Theatre Company
	Gunawirra
Other	Existing SAC Community

A summary of meetings held with the above stakeholders is included in **Table 2** of this Report.



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PART D CONSULTATION

4.1 CONSULTATION OVERVIEW

The consultation undertaken to date has been designed to inform and build awareness of the proposed SSD, identify key issues and opportunities, and establish a framework for ongoing dialogue.

To date, the project has included a dedicated program of communication including meeting Inner West Council, State Government agencies and community briefing sessions.

Table 2 below summarises the consultation initiatives undertaken.

TABLE 2. CONSULTATION		
Stakeholder	Date	Consultation Type
DPIE	27 April 2021	Online Teams Meeting
	30 August 2021	Online Teams Meeting
TfNSW	2 July 2021	Online Teams Meeting
	12 October 2021	Online Teams Meeting
Inner West	27 July 2021	Phone Call
	30 September 2021	Online Teams Meeting
Community	13 October 2021	Online Zoom Forum
	16 October 2021	Online Zoom Forum
	October-November	Email correspondence
Parish Community	10 October 2021	Online Zoom Forum
SAC Staff and Community	August – September	Email and Zoom
Sydney Community College	Early 2021	In person
Gunawirra	2 November 2021	In person
Genesian Theatre Company	30 October 2021	In person

Further detail of the consultation process and timeline undertaken directly by SAC is provided within their Communication Plan detailed in **Figure 3** below.



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PHASE 1 – COMMUNICATION					
AUDIENCE	DATE	COMMUNICATION CHANNEL	COMMUNICATION METHOD	COLLATERAL REQUIRED	STATUS
PARENT COMMUNITY	Tuesday 17 August 2021	Presentation	ZOOM Online via P&F Forum	<ul style="list-style-type: none"> Key Messages Document 	COMPLETE
COLLEGE BOARD	Tuesday 18 August 2021	Letter	Email	<ul style="list-style-type: none"> Draft lease proposal letter Communications Plan 	COMPLETE
COLLEGE EXECUTIVE	Tuesday 18 August 2021	Email	Email	<ul style="list-style-type: none"> FYI regarding communication 	COMPLETE
PARENT COMMUNITY	Tuesday 18 August 2021	EDM	Email	<ul style="list-style-type: none"> EDM messaging to be developed. 	COMPLETE
SAC STAFF	Tuesday 18 August 2021	Memo	Email	<ul style="list-style-type: none"> Staff Memo messaging to be developed. 	COMPLETE
PARISH COMMUNITY	Tuesday 19 August 2021	Letter	Email	<ul style="list-style-type: none"> Letter to the Parish to be prepared. 	COMPLETE
PHASE 2 – SUBMISSION					
AUDIENCE	DATE	COMMUNICATION CHANNEL	COMMUNICATION METHOD	COLLATERAL REQUIRED	STATUS
DEPARTMENT OF PLANNING	Tuesday 31 August 2021	SEARS Application Lodgement	NA	<ul style="list-style-type: none"> Media Alert – need to develop Media Statement in case there is any media attention. 	COMPLETE
SAC STAFF	Tuesday 24 August 2021	Presentation	ZOOM Online via PL Afternoon	<ul style="list-style-type: none"> Presentation pack specific to staff to be developed. 	COMPLETE
ST ALOYSIUS' COLLEGE	Tuesday 21 September 2021	Receive SEARS	Letter	<ul style="list-style-type: none"> Media Alert – need to develop Media Statement in case there is media attention. 	COMPLETE



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PHASE 3 – COMMUNITY CONSULTATION					
AUDIENCE	DATE	COMMUNICATION CHANNEL	COMMUNICATION METHOD	COLLATERAL REQUIRED	STATUS
ROZELLE COMMUNITY	Wednesday 6 October 2021	Notice and flyer	Letterbox drop and local press notice	<ul style="list-style-type: none">Flyer to be developed inviting Rozelle Community to attend the consultations.Information on the Public website to be developed.Trybooking for registration to be establishedEmail address for feedbackMedia Statement	COMPLETE
PARISH COMMUNITY	Sunday 10 October 2021	Consultation Presentation	Online ZOOM	<ul style="list-style-type: none">Consultation after Sunday MassPresentation specific to Parish communityMedia Statement	
ROZELLE COMMUNITY	Wednesday 13 October 2021	Consultation Presentation Session 1	Online ZOOM	<ul style="list-style-type: none">PresentationEmail address for feedbackWebsite UpdateMedia Statement	COMPLETE
ROZELLE COMMUNITY	Saturday 16 October 2021	Consultation Presentation Session 2	Online ZOOM	<ul style="list-style-type: none">PresentationEmail address for feedbackWebsite UpdateMedia Statement	COMPLETE

Figure 3 SAC Communication Plan (Source: SAC)

The following sections outline the consultation and key matters discussed and raised by the stakeholders.

4.2 INNER WEST COUNCIL

An initial telephone call was held with the Inner West Council's Planning Team Leader to inform them of the intention to lodge a request to DPIE regarding the proposed school campus. Council flagged the issues with traffic for the site and noted there was previously an application on the site for which the community was not supportive.



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A second meeting was held online with Inner West Council and the following items were raised:

- Importance of addressing traffic and travel impacts;
- Consideration of existing uses and how these operate on the same site;
- Importance of capturing a larger community group during consultation;

These matters have been addressed through the Transport Assessment at **Appendix 16**, the Operational Plan of Management at **Appendix 22** and informed the larger catchment when undertaking community consultation.

4.3 TRANSPORT FOR NSW

Two sessions were held with TfNSW to discuss the project. The first session was held prior to lodging the formal SEARs request and the following key issues were raised;

- Bus access options given the local road network, one way streets, narrow roads.
- Minimal opportunity for parking or pick up and drop off.
- Safety of school children utilising public transport and crossing Victoria Road.

The second session with TfNSW discussed the options for bus movements in more detail and TfNSW requested the following items be addressed in the Traffic Report:

- Traffic and pedestrian impacts at Victoria Road and Gordon, Victoria Road and Darling Street; including the impacts of additional walk/clearance times required to cater for ranks of students waiting to cross Victoria Road.
- Forecast vehicular routes and their volumes to and from the school for parents, cyclists, coaches and delivery vehicles.
- Student coach boarding operations and turn path checks and available road space widths.
- Student Coach boarding and alighting management with particular attention given to available footpath width and conflicts with local traffic and coach manoeuvring.
- Proposed pick up and drop off area.
- Confirm the student access point to Victoria Road from the school and the need for a school zone in Victoria Road and the local street network.
- Student walking/cycling desire lines to address any road crossing safety issues within the school catchment.
- Consideration of the final layout of Victoria Road / Quirk Street post-Westconnex

These matters have been addressed in the Transport Assessment at **Appendix 16**.

4.4 LOCAL COMMUNITY

Consultation with the local community has been undertaken and it is envisioned that there will be the opportunity for ongoing and meaningful consultation with the local community throughout the SSDA process.

A letter drop was undertaken to approximately 3,000 residences in the local area. This included information to attend two consultation sessions as shown in **Figure 4** below.

Session 1 had 24 attendees and Session 2 has 17 attendees. In these consultation sessions, SAC presented information about the College and its values, an overview of the proposal and then opened to any



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questions from the community. A website and specific email address were set up for the project to allow any further questions and consultation to occur. To date no further correspondence has been received.



Figure 4 Community Consultation Flyer (Source: SAC)

The questions asked in these two sessions included;

- Would staff be travelling to and from Milsons Point during the day or would the site have dedicated staff?
- I am the CEO at Gunawirra, who is working out of the site near the Community College, and we have not had any approach from the parish. When will this affect us?
- Is anyone from the school aware of the current traffic levels on Gordon Street? They are particularly high. I can't see a safe way for students to be dropped off. Where exactly do you propose students that don't travel by public transport would be dropped off safely?
- Where are you up to in the approval process?
- What proportion of students do you propose would use public transport to attend?



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- Is there any provision for parking for staff of and visitors to the school? There is little parking in the neighbourhood and residents would be heavily impacted if there is no provision as already demonstrated by recent church-held events.
- Have you been to the proposed site?
- The language you are using is very much about what will be happening. Are you suggesting it's approved already?

During the second session the following questions and comments were asked:

- What are the lease arrangements with the Sydney Community College - beyond the intended 2 years of occupancy at Rozelle, do you hope to take over the whole site?
- Where are you proposing to locate staff parking and where is the drop off zone going to be?
- Very nice to see existing school buildings being used again for education purposes.
- When are you proposing to conduct a traffic assessment, given that at present traffic is not at usual amounts as a result of COVID?
- The comment that if things go well you would like to stay if it isn't going well for the residents how do you propose to assess that?
- Four car spaces for staff and no visitor spaces means that there will be overflow to the residential streets.

Overall, the key concerns from the community centered around the disruption from traffic impacts, noise from the school and the ability for the site to adequately cater to the number of students and the conflicts with existing uses on the site.

These issues have been considered during the preparation of the Environment Impact Statement (EIS) and supporting documentation, including the Transport Assessment (**Appendix 16**), Operational Plan of Management (**Appendix 22**) and through the design response detailed in the Architectural and Landscape Plans (**Appendix 4 and 6**).

4.5 GENESIAN THEATRE COMPANY

SAC met with the Genesian Theatre Company and discussed the possibility of an ongoing arrangement with the Theatre to use the new theatre space in the future as part of the performing arts curriculum, the potential to use this space for dramatic or musical productions, and the engagement of students for technical aspects of the Theatres productions as a part of the service program for students on the Rozelle site.

4.6 GUNAWIRRA

SAC met with Gunawirra, who raised concerns over the use of the crypt space in the existing Parish Church. A key outcome of this consultation was to amend the design, so as not to utilise the parish crypt space and allow the charity organisation to retain this area for their use.

Other items raised included the potential for students to assist in service work for the charity organisation.



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4.7 SYDNEY COMMUNITY COLLEGE

SAC has had many discussions with Sydney Community College, and is committed to an enduring relationship given the co-tenancy situation on the Rozelle site. SAC will seek to form a coordinating committee with other tenants on the site to ensure a close relationship is maintained.



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PART E CONCLUSION AND FUTURE CONSULTATION

The consultation undertaken to date meets the consultation requirements established under the SEARs.

In line with SAC's commitment to open, transparent and ongoing stakeholder engagement, a range of additional communication activities can be undertaken throughout the duration of the SSD, if required.

In addition, it is anticipated that the SSDA will be required to be publicly exhibited for 28 days by way of:

- A public notice in the local newspaper(s);
- A notice on DPIE's Major Projects website;
- Written correspondence to adjoining and surrounding landowners; and
- Public exhibition of the EIS and specialist studies at DPIE's office and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

It is also understood that DPIE will refer the SSDA to relevant government agencies as part of the assessment process. The applicant is willing to respond to any comments received, as required.

This Report, and the consultation processes, actions and responses summarised, demonstrates the commitment of SAC to delivering an Educational Establishment that meets the needs of all stakeholders and is in the general public interest.

