

File Ref: SSD-27208140

16 December 2021

Department of Planning & Environment  
320 Pitt Street  
Sydney NSW 2000

**RE: St Aloysius College - Rozelle Campus**

**Property: 2A-2B Gordon Street & 48 Victoria Road, ROZELLE**

Dear Ms Salek,

The above- mentioned application and supporting documentation, including the Transport and Accessibility Impact Assessment (TAIA) have been reviewed. The following objections are raised:

Impact on traffic signals at Gordon Street and Victoria Road & Pedestrian safety

- i. Objection to the proposal as an intersection modelling assessment, at the Gordon Street and Victoria Road traffic signals, addressing the additional pedestrian movement between the two school buildings throughout the operating hours of the proposed campus, has not been provided. Additional movement is expected to impact the level of service on Gordon Street.
- ii. The issue of pedestrian safety has not been addressed for students or staff moving between the two sites as there is a likelihood of pedestrians jaywalking.

Pickup/drop off area and congestion

- i. Objection to the proposed pickup/drop off area provided in Maney Street, as this would result in the loss of existing 2P Resident Parking Scheme areas. Additionally, this arrangement would create the possibility of vehicles queuing in Quirk Street and blocking off the street. The same queuing issue also applies in Gordon Street, which is a Regional Road carrying about 3,000 vehicles per day.
- ii. The TAIA only depicts one pick-up/drop-off route to the proposed pick-up/drop/off area in Maney Street, i.e., via Victoria Road. No details regarding

alternative routes and potential impacts on existing traffic have been provided should staff or students arrive from other directions.

#### Impacts on on-street parking, traffic movement & congestion

- i. Parking availability during morning and afternoon peak hours on surrounding streets indicates about 70% occupancy. This reflects a parking threshold where an increasing proportion of vehicles are looking for a parking space in the area. Objection is raised as there are narrow end-end streets with inadequate turning areas, such as Prince Street and Quirk Street (west of Gordon Street), which will result in unnecessary localised congestion as the narrow width of these streets do not allow for two-way passing.
- ii. The TAIA does not discuss the loss of existing parking on the site.

#### Shuttle Bus Provisions

- i. Objection is raised to the proposed use of Bus Zones in Victoria Road for set down or pickup of passengers. Private coaches are not permitted to use these Bus Zones and no alternative has been provided.

*Note:* Gordon Street has an existing truck load limit of 4 tonnes. Allowing shuttle bus movements will affect residential amenity and would further exacerbate congestion and vehicle movement.

In addition to the above objections, with regard to traffic and parking, the following concerns are raised:

- i. Assumption of the traffic distribution is based on the Kirribilli campus and certain proportion of students with shorter travel distances that would opt to be driven to the proposed college.
- ii. The peak car travel in the AM is 44 vehicles. The report mentions that the proposal will result in 8 vehicles arriving during a 30-minute period, which is considered conservative. In particular, the proposed new Campus may result in additional students from the locality, which may not use the proposed shuttle bus service or public transport.
- iii. The proposed four (4) off-street parking spaces are in conflict with other uses on the subject site. In this regard, the TAIA does not provide details with regard to the existing and approved uses at No. 2A and 2B Gordon Street. The TAIA does not provide details of how the off-street parking spaces at this site will be

allocated between the proposed school, out-of-hours uses of the church and school, and rehearsals and events at No. 2A and 2B Gordon Street, St Joseph's Church and any other uses on site. On-street parking in surrounding streets are in high demand throughout the day.

- iv. The TAIA does not provide sufficient details with regard to construction traffic impacts and management. Insufficient information has been provided with regard to predicted construction vehicle movements, in particular larger vehicles and trucks that cannot access the two sites and how this will be managed in coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated as required by SEARS. It should be noted that works for WestConnex Rozelle Interchange and the Rozelle Parkland will continue beyond 2023.

The TAIA should be updated to include measures proposed to ameliorate adverse impacts on the traffic movement, congestion and on-street parking. In addition to the objections and concerns raised above, a list of works that should be considered are:

- Quality end-of-trip bicycle facility (e.g., lockers, showers, changing rooms, repair equipment) be provided to students, staff and visitors.
- A sheltered bicycle rack area
- A Green Travel Plan be provided, which should be required to be updated at regular intervals to encourage the use of the existing bicycle and walking network.
- Kerb extension be provided in the east side of Gordon Street and an RMS spec pedestrian fencing be provided to stop jaywalking. Council will not consider approving a crossing facility across Gordon Street.
- Additional requirement for a 40km/h school zone in Gordon Street be provided. In this regard, should the development be approved, an application to Transport for NSW will be required for necessary school zone implementation.
- Provision for EV charging facility (3-phase power) and car share spaces within the off-street carpark.

### Landscaping

No objections are raised with regard to the proposed tree removal, subject to replacement planting of a mix of trees and shrubs as depicted on the proposed landscape plan.

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](mailto:ferdinand.dickel@innerwest.nsw.gov.au).

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Josey', with a vertical line to its right.

Rachel Josey  
**Development Assessment Manager (North)**