Attachment A5

Engagement Summary Report



Memo

Company Name:	Sustainable Development Group
То:	Richard Huynh
From	Kate McClure, Joseph Wey
CC:	Ross Hornsey, Allison DeMarco
Date:	19 December 2023
Re:	Pre-submission community engagement findings
Project Name:	242-258 Young Street, Waterloo
Project No:	2210804

Engagement overview

The following table provides an overview of the engagement activities undertaken during the pre-lodgement engagement phase for the Planning Proposal at 242-258 Young Street, Waterloo.

Table 1 Engagement activities

Table 1 Engagement		
Engagement activity	Details	Reach
Letterbox delivery (map in appendix)	A community notification letter was distributed to residents, and businesses via letterbox drop on 29 November 2023 to inform the community about the Planning Proposal and invite them to register for a community webinar and complete an online survey.	Approximately 4,840 properties reached ¹ , including 196 businesses.
Community webinar	A 1.5-hour community webinar was hosted for community members to learn about the Planning Proposal, meet the project team, provide feedback, and ask questions. The webinar was held 6pm, Tuesday 12 December 2023.	36 registrations and 22 attendees
Community survey	A short online survey was held to provide community members with opportunity to provide feedback to inform the Planning Proposal, and for the project team to learn more about the local community, including opportunities and potential impacts. The survey was open from 29 November 2023 and closed 11.59pm Thursday 14 December 2023. The survey covered: Perceived need for a new school and benefits of the proposal. Potential concerns or impacts related to the proposal.	146 total responses

Gadigal Land

¹ Note: Delivery attempted but refused at the apartment building at 832 Elizabeth Street, Waterloo.

1.1.2 Enquiry channels

A public email address (<u>consultation@ethosurban.com</u>) and phone number (1800 870 549) were provided to local residents and businesses via the letter, for the opportunity to ask questions and provide feedback about the Planning Proposal.

As of 18 December 2023, **seven enquiries were received** via the 1800 phone number and email address to provide feedback. This feedback has been included in **Table 2**.

Key findings

Feedback received during the initial stakeholder outreach during the Planning Proposal is described in the table below. This feedback will be included considered as plans for the proposal progress and inform the Engagement Strategy for the future State Significant Development Application process.

Early feedback key takeaways Concerns Other commentary Respondents felt that a new primary Parking impacts to local residents, Some community members school and secondary school option including loss of on-street parking indicated they wanted an were needed in Waterloo. Traffic impacts from pick-up and dropaffordable school option (i.e. There was interest in potential off, and increasing existing congestion government run) community use of school facilities on McEvoy, Hunter and Powell Street It is important to maximise amongst respondents. Construction impacts, including noise, green space in the design, to The community supports the traffic and construction delays, and provide appropriate outdoor inclusion of the Sydney Film school space for sporting activities cumulative construction impacts with reference to the nearby Woolworths and socialising, as well as for enhanced visual amenity in The proposal will result in increased development the area vibrancy of the area and new Consider upgrades to public opportunities for community connection through the school. transport to reduce additional traffic generation, with specific reference to local bus networks

Table 2 Feedback summary

Theme	Feedback summary
Project need	 Support for the project, noting a need for additional school options in the local area, increased vibrancy in Waterloo, and potential opportunities for future collaborations with community organisations. Interest in student capacity.
Concept design	Respondents generally supported the overall concept design.
School preference	 Most survey respondents (65%) indicated either strong support or support for a new school at the project site, and 29% of respondents indicated either strong opposition or opposition. Most survey respondents (70%) indicated there is not enough school options in Waterloo, with 61% of respondents indicating both new primary school and secondary school options are needed.
Site location	 Mixed feedback on the proposed site location, with support for the location noting changing demographics of the area (increasing young families) and concerns about the proposed location noting the need for large green open space for sport and social activities for students, as well as impacts to residential amenity. Suggestion that a new site be selected on a major arterial road.
Height, bulk, and scale	 Less than half of survey respondents (40%) indicated they are very concerned or concerned about the proposed building height. Support for building height notes the existing higher density development in Waterloo. Concerns about building height relate to perceived needs for learning, including a need for adequate green space, and impacts to the local character of Waterloo.

Theme	Feedback summary
	 Queries about the existing approved height limit for the site and height of existing buildings and how the proposal would fit in.
Proposed outdoor space	Suggestion to relocate the proposed outdoor space to front Young Street.
Traffic and parking impacts	 Most survey respondents (70%) indicated they are very concerned or concerned about parking impacts, including loss of on-street parking. Most survey respondents (62%) indicated they are very concerned or concerned about traffic impacts, including traffic congestion on Powell, McEvoy and Hunter Street. Concerns were raised about traffic management considerations for the proposal, including the cumulative impacts with the Woolworths development. Suggestions to reduce parking and traffic impacts included ensuring adequate onsite parking for staff and visitors and installing new traffic lights at McEvoy/Hunter Street McEvoy/Young Street intersections; and at Powell/Elizabeth Street and Powell/Bourke Street intersections.
Vehicular and pedestrian movements, site access and connectivity	 Information sought about the proposed site entrances, pedestrian flow/movement throughout the school precinct, any proposed cycleway networks and traffic calming measures, e.g., pedestrian crossings. Some respondents identified the Mondrian Green Square apartment walkway should be considered as part of the traffic assessment, to understand impacts. Suggestion to change direction of proposed traffic flow from Powell Street so that it flows from Burke Street to McEvoy Street. Concern about increased pedestrian activity in the area, including concern that Hunter Street is too narrow to cope with increased activity and access to private property on Hunter and Powell streets. Concern about lack of appropriate pick-up/drop-off zones for parents.
Public transport	 Interest in bus operations, with reference to the use of / impacts to Hunter Street. Commentary that the existing public transport needs improvements to service the proposed school, with specific reference to upgrading the local bus stop networks.
Residential amenity impacts	Concern the proposal will impact the existing peaceful environment of the immediate area surrounding the site.
Overshadowing	Concern about overshadowing of residential apartments on Hunter Street.
Noise impacts (operational)	 Less than half of survey respondents (40%) indicated they are very concerned or concerned about increased noise before, after, or during school hours. Noise concerns raised include afterhours activities, noise generated from the rooftop, and the proposed external green space. Interest in how the design will mitigate noise impacts generated by the external green space.
School operator	 Information sought about the potential school operator i.e. government, independent. Concern about a lack of detail on the proposed organisation and who will manage the school.
Landscaping and biodiversity	 Commentary noting the importance of maximising green space in the proposed design. Concern about any removal of existing trees on the site, particularly on Young and Hunter Street.
Community facilities	 Most survey respondents (72%) indicated there could be either strong interest or interest in potential community use of the proposed school facilities outside school hours. Just under half of survey respondents (48%) indicated they are very unconcerned or unconcerned about the potential for increased vibrancy in the area. Support for community facilities or community-run programs accessible after-hours, with support for religious and arts/cultural activities. Commentary noting a lack of cinemas in the area, with suggestion to incorporate a publicly accessible cinema/auditorium in the design.
Construction impacts	Most survey respondents (54%) indicated they are very concerned or concerned about construction impacts, including noise, traffic and duration / delays, and reference to cumulative construction impacts regarding the nearby Woolworths development

Theme	Feedback summary
Project timeline	Interest in the project timeline, with reference to anticipated commencement of construction works and duration of construction.
Planning process and consultation	 Interest in the planning process and timeline for project completion. Interest in further consultation opportunities, with reference to traffic management and consultation undertaken to date with Schools Infrastructure NSW.

Next steps

A summary of the initial engagement findings will be included in the Planning Proposal for submission to City of Sydney. Findings will also be considered by the project team as plans progress, and to inform the Engagement Strategy for the future State Significant Development Application for the site.

Appendix A Community notification letter

A.1 Community notification – 29 November 2023



29 November 2023

Our ref: 2210804

Dear neighbour,

RE: 242-258 Young Street, Waterloo - Proposal for a new school development

We are writing on behalf of the landowners at 242-258 Young Street, Waterloo, to inform you about a proposal for a new school development.

A planning proposal to City of Sydney is being prepared that is proposing the development of a new independent school, as well as accommodating the relocation of an existing film school on the site, including classrooms, open spaces, sports, creative arts, and multi-purpose hall.

The proposal brings a great opportunity to provide a high-quality educational facility for primary and secondary students, in an area that is growing quickly but lacks the school infrastructure to support the growth. The Sydney Film School, currently on site, will also be integrated in the proposed development.

Please see map and image overleaf.

Project details

The proposed school is planned to include:

- Accommodation for 280 primary school students, 520 secondary school students, and the Sydney Film School.
- · 6-storey vertical school, to provide high quality school facilities including open space in an inner-city neighbourhood.

Have your say

We invite you to find out more about the project and share your feedback.

Scan the QR code to register, registrations are essential.

Join our online information session

6pm, Tuesday 12 December Online via Zoom



Complete a short survey to provide feedback

Survey closes 11:59pm, Thursday 14 December Scan the QR code to complete the survey.



If you have any questions or difficulty accessing the links via the above QR codes, please contact us via email consultation@ethosurban.com or call 1800 870 549.

We look forward to hearing from you.

Yours sincerely,

Ross Hornsey

Director, Engagement

Ethos Urban Pty Ltd W. ethosurban.com Level 4, 180 George Street, Sydney NSW 2000 Gadigal Land Level 8, 30 Collins Street, Melbourne VIC 3000 Wurundjeri Woi Wurrung Land Level 4, 215 Adelaide Street, Brisbane QLD 4000 Turrbal, Jagera and Yugara Land



Figure 1 The project site - 242-258 Young Street, Waterloo



Figure 2 Proposed aerial view

Ethos Urban Pty Ltd W. ethosurban.com

Level 4, 180 George Street, Sydney NSW 2000 Gadigal Land

Level 8, 30 Collins Street, Level 4, 215 Adelaide Street, Melbourne VIC 3000 Brisbane QLD 4000 Wurundjeri Woi Wurrung Land Turrbal, Jagera and Yugara Land

Appendix B Community survey

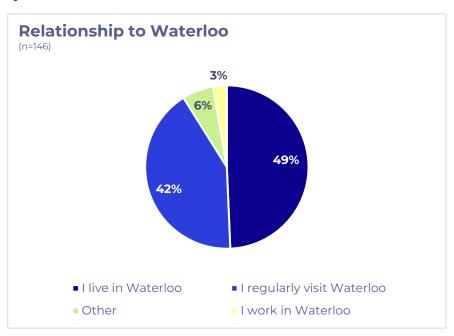
A.2 Community survey – 29 November 2023 – 14 December 2023

242-258 Young	j Street, Waterloo			
Community Surv	ey			
development of a		school, as wel	epared that is prope Il as accommodating	
growth. The prop distance, and acc students, and the	osed school would ommodate 280 pr	l provide a nev imary school s ool, in a new 6	infrastructure to su v schooling option v tudents, 520 secon -storey building. Th pose hall.	within walking dary school
			feedback on the pro nd to inform future	
1. What is your i	relationship to Wate	rloo?		
1 live in Water	loo			
I work in Wate	erloo			
I regularly vis	it Waterloo			
Other (please	specify)			
	1 Et 101 (ES			
2. Do you think t	there are enough sc	hool options in	Waterloo?	
	y school option is needed			
A new second	ary school option is need	led		
V-	school and secondary sci		eded	
	is already enough local			
3. To what extent w	vould you support a	new school at 2	42-258 Young Street,	Waterloo?
Strongly support	Support	Neutral	Oppose	Strongly oppose
0	0	0	0	0
	cilities outside scho		in potential commun ample, sports facilitie	
Strong interest	Some interest	Neutral	Not much interest	No interest
0		^	0	

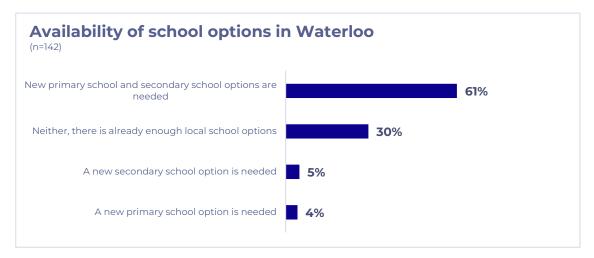
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
A new local primary school option	0	0	0	0	0
A new local secondary school option	0	0	0	0	0
A new home for the Sydney Film School	0	0	0	0	0
Increased vibrancy in the area	0	0	0	0	0
Opportunities for community connection through the school	0	0	0	0	0
ther (please specify)			-		
. To what extent t	would you be con	ncerned about	the following	potential impact	ts?
	Very concerned	Concerned	Neutral	Unconcerned	Very unconcerne
Building height	0	0	0	0	0
Construction impacts (e.g., noise, dust, traffic)	0	0	0	0	0
Traffic impacts (school drop off and pick up)	0	0	0	0	0
Increased vibrancy in the area	0	0	0	0	0
Increased noise before, after, or during school hours	0	0	0	0	0
Parking impacts	0	0	0	0	0
turking impucts					
2010 N. Broudsteeler					
2010/03/2010/03/2010					
Other (please specify)	other comment	s about the pro	oposal?		
Other (please specify)	other comment	s about the pro	pposal?		
Other (please specify) 7. Do you have any	other comment	s about the pro	oposal?		
Other (please specify)	other comment	s about the pro	oposal?		
Other (please specify) 7. Do you have any 8. If you would like		20 000		se provide your 1	name and er
7. Do you have any 3. If you would like		20 000		se provide your 1	name and er
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A.3 Community survey results

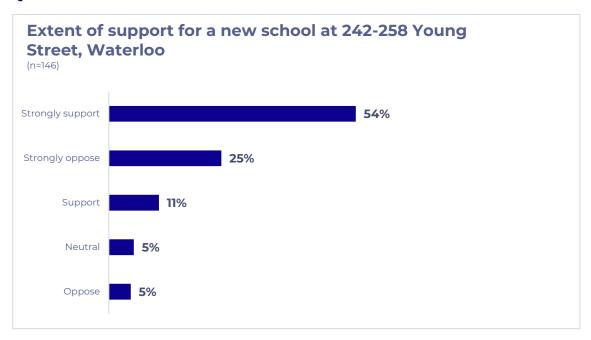
Question 1



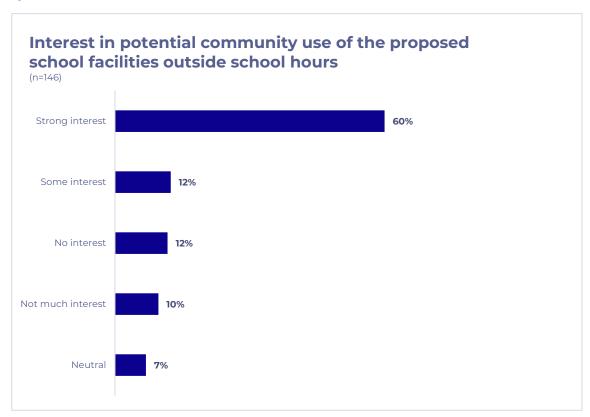
Question 2



Question 3



Question 4



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Question 5



Question 6

