

# Memo

**Company Name:** Sustainable Development Group

**To:** 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**

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 <sup>1</sup> , 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	<p>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.</p> <p>The survey covered:</p> <ul style="list-style-type: none"><li>• Perceived need for a new school and benefits of the proposal.</li><li>• Potential concerns or impacts related to the proposal.</li><li>• Any other feedback.</li></ul>	146 total responses

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

1.1.2 Enquiry channels

A public email address ([consultation@ethosurban.com](mailto:consultation@ethosurban.com)) 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		
Benefits	Concerns	Other commentary
<ul style="list-style-type: none"><li>• Respondents felt that a new primary school and secondary school option were needed in Waterloo.</li><li>• There was interest in potential community use of school facilities amongst respondents.</li><li>• The community supports the inclusion of the Sydney Film school on the site.</li><li>• The proposal will result in increased vibrancy of the area and new opportunities for community connection through the school.</li></ul>	<ul style="list-style-type: none"><li>• Parking impacts to local residents, including loss of on-street parking</li><li>• Traffic impacts from pick-up and drop-off, and increasing existing congestion on McEvoy, Hunter and Powell Street</li><li>• Construction impacts, including noise, traffic and construction delays, and cumulative construction impacts with reference to the nearby Woolworths development</li></ul>	<ul style="list-style-type: none"><li>• Some community members indicated they wanted an affordable school option (i.e. government run)</li><li>• It is important to maximise green space in the design, to provide appropriate outdoor space for sporting activities and socialising, as well as for enhanced visual amenity in the area</li><li>• Consider upgrades to public transport to reduce additional traffic generation, with specific reference to local bus networks</li></ul>

Table 2 Feedback summary

Theme	Feedback summary
Project need	<ul style="list-style-type: none"><li>• 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.</li><li>• Interest in student capacity.</li></ul>
Concept design	<ul style="list-style-type: none"><li>• Respondents generally supported the overall concept design.</li></ul>
School preference	<ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li></ul>
Site location	<ul style="list-style-type: none"><li>• 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.</li><li>• Suggestion that a new site be selected on a major arterial road.</li></ul>
Height, bulk, and scale	<ul style="list-style-type: none"><li>• Less than half of survey respondents (40%) indicated they are very concerned or concerned about the proposed building height.</li><li>• Support for building height notes the existing higher density development in Waterloo.</li><li>• 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.</li></ul>

Theme	Feedback summary
	<ul style="list-style-type: none"> <li>Queries about the existing approved height limit for the site and height of existing buildings and how the proposal would fit in.</li> </ul>
Proposed outdoor space	<ul style="list-style-type: none"> <li>Suggestion to relocate the proposed outdoor space to front Young Street.</li> </ul>
Traffic and parking impacts	<ul style="list-style-type: none"> <li>Most survey respondents (70%) indicated they are very concerned or concerned about parking impacts, including loss of on-street parking.</li> <li>Most survey respondents (62%) indicated they are very concerned or concerned about traffic impacts, including traffic congestion on Powell, McEvoy and Hunter Street.</li> <li>Concerns were raised about traffic management considerations for the proposal, including the cumulative impacts with the Woolworths development.</li> <li>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.</li> </ul>
Vehicular and pedestrian movements, site access and connectivity	<ul style="list-style-type: none"> <li>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.</li> <li>Some respondents identified the Mondrian Green Square apartment walkway should be considered as part of the traffic assessment, to understand impacts.</li> <li>Suggestion to change direction of proposed traffic flow from Powell Street so that it flows from Burke Street to McEvoy Street.</li> <li>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.</li> <li>Concern about lack of appropriate pick-up/drop-off zones for parents.</li> </ul>
Public transport	<ul style="list-style-type: none"> <li>Interest in bus operations, with reference to the use of / impacts to Hunter Street.</li> <li>Commentary that the existing public transport needs improvements to service the proposed school, with specific reference to upgrading the local bus stop networks.</li> </ul>
Residential amenity impacts	<ul style="list-style-type: none"> <li>Concern the proposal will impact the existing peaceful environment of the immediate area surrounding the site.</li> </ul>
Overshadowing	<ul style="list-style-type: none"> <li>Concern about overshadowing of residential apartments on Hunter Street.</li> </ul>
Noise impacts (operational)	<ul style="list-style-type: none"> <li>Less than half of survey respondents (40%) indicated they are very concerned or concerned about increased noise before, after, or during school hours.</li> <li>Noise concerns raised include afterhours activities, noise generated from the rooftop, and the proposed external green space.</li> <li>Interest in how the design will mitigate noise impacts generated by the external green space.</li> </ul>
School operator	<ul style="list-style-type: none"> <li>Information sought about the potential school operator i.e. government, independent.</li> <li>Concern about a lack of detail on the proposed organisation and who will manage the school.</li> </ul>
Landscaping and biodiversity	<ul style="list-style-type: none"> <li>Commentary noting the importance of maximising green space in the proposed design.</li> <li>Concern about any removal of existing trees on the site, particularly on Young and Hunter Street.</li> </ul>
Community facilities	<ul style="list-style-type: none"> <li>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.</li> <li>Just under half of survey respondents (48%) indicated they are very unconcerned or unconcerned about the potential for increased vibrancy in the area.</li> <li>Support for community facilities or community-run programs accessible after-hours, with support for religious and arts/cultural activities.</li> <li>Commentary noting a lack of cinemas in the area, with suggestion to incorporate a publicly accessible cinema/auditorium in the design.</li> </ul>
Construction impacts	<ul style="list-style-type: none"> <li>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</li> </ul>

Theme	Feedback summary
Project timeline	<ul style="list-style-type: none"> <li>Interest in the project timeline, with reference to anticipated commencement of construction works and duration of construction.</li> </ul>
Planning process and consultation	<ul style="list-style-type: none"> <li>Interest in the planning process and timeline for project completion.</li> <li>Interest in further consultation opportunities, with reference to traffic management and consultation undertaken to date with Schools Infrastructure NSW.</li> </ul>

## 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.

**Join our online information session**

6pm, Tuesday 12 December

Online via Zoom

Scan the QR code to register, registrations are essential.



**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](mailto:consultation@ethosurban.com) or call 1800 870 549.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ross'.

**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,  
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Brisbane QLD 4000  
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# Appendix B Community survey

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

242-258 Young Street, Waterloo

Community Survey

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.

Waterloo is growing quickly but lacks the school infrastructure to support this growth. The proposed school would provide a new schooling option within walking distance, and accommodate 280 primary school students, 520 secondary school students, and the Sydney Film School, in a new 6-storey building. The school will include classrooms, open spaces, and a multi-purpose hall.

Complete this community survey to provide your feedback on the proposal. This feedback will be considered as plans progress, and to inform future community engagement.

1. What is your relationship to Waterloo?

☐ I live in Waterloo

☐ I work in Waterloo

☐ I regularly visit Waterloo

☐ Other (please specify)

2. Do you think there are enough school options in Waterloo?

☐ A new primary school option is needed

☐ A new secondary school option is needed

☐ New primary school and secondary school options are needed

☐ Neither, there is already enough local school options

3. To what extent would you support a new school at 242-258 Young Street, Waterloo?

Strongly support

Support

Neutral

Oppose

Strongly oppose

☐

☐

☐

☐

☐

4. To what degree do you think there could be interest in potential community use of the proposed school facilities outside school hours (for example, sports facilities, multipurpose hall, auditorium spaces)?

Strong interest

Some interest

Neutral

Not much interest

No interest

☐

☐

☐

☐

☐

5. To what extent do you agree with the following potential benefits from the proposal?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
A new local primary school option	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A new local secondary school option	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A new home for the Sydney Film School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased vibrancy in the area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities for community connection through the school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

6. To what extent would you be concerned about the following potential impacts?

	Very concerned	Concerned	Neutral	Unconcerned	Very unconcerned
Building height	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction impacts (e.g., noise, dust, traffic)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic impacts (school drop off and pick up)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased vibrancy in the area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased noise before, after, or during school hours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking impacts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

7. Do you have any other comments about the proposal?

8. If you would like to join our register for email updates, please provide your name and email address.

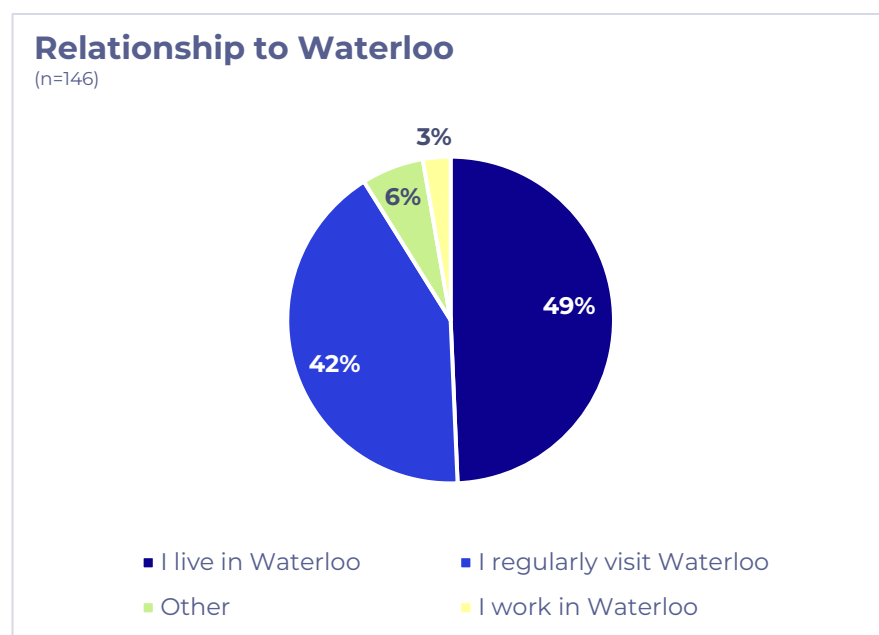
Name

Email Address

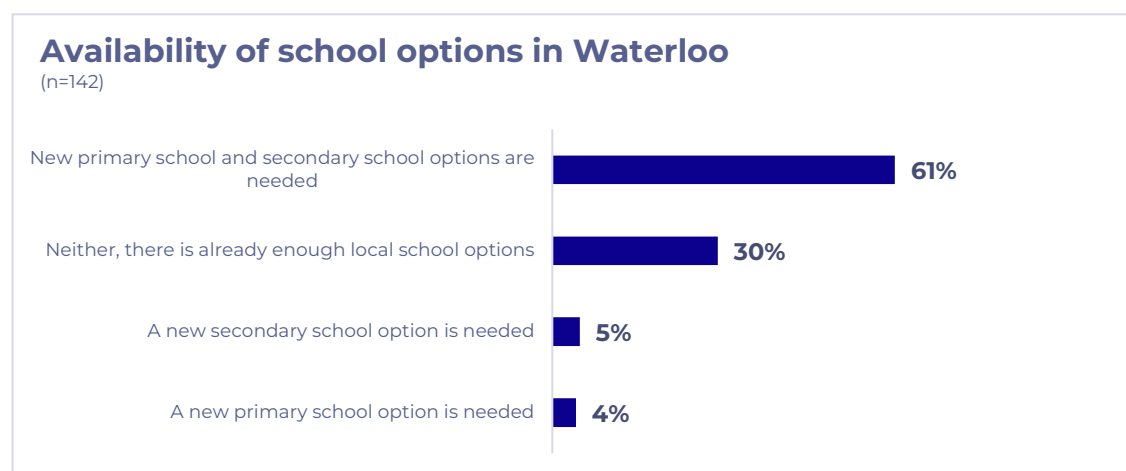
Thank you for providing your feedback.

## A.3 Community survey results

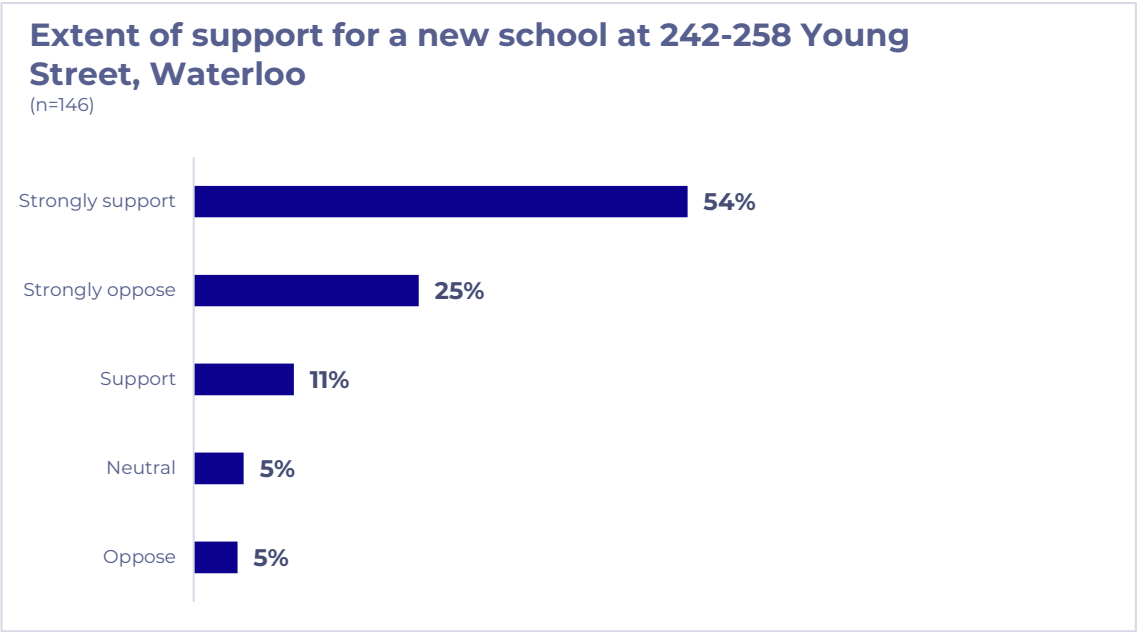
### Question 1



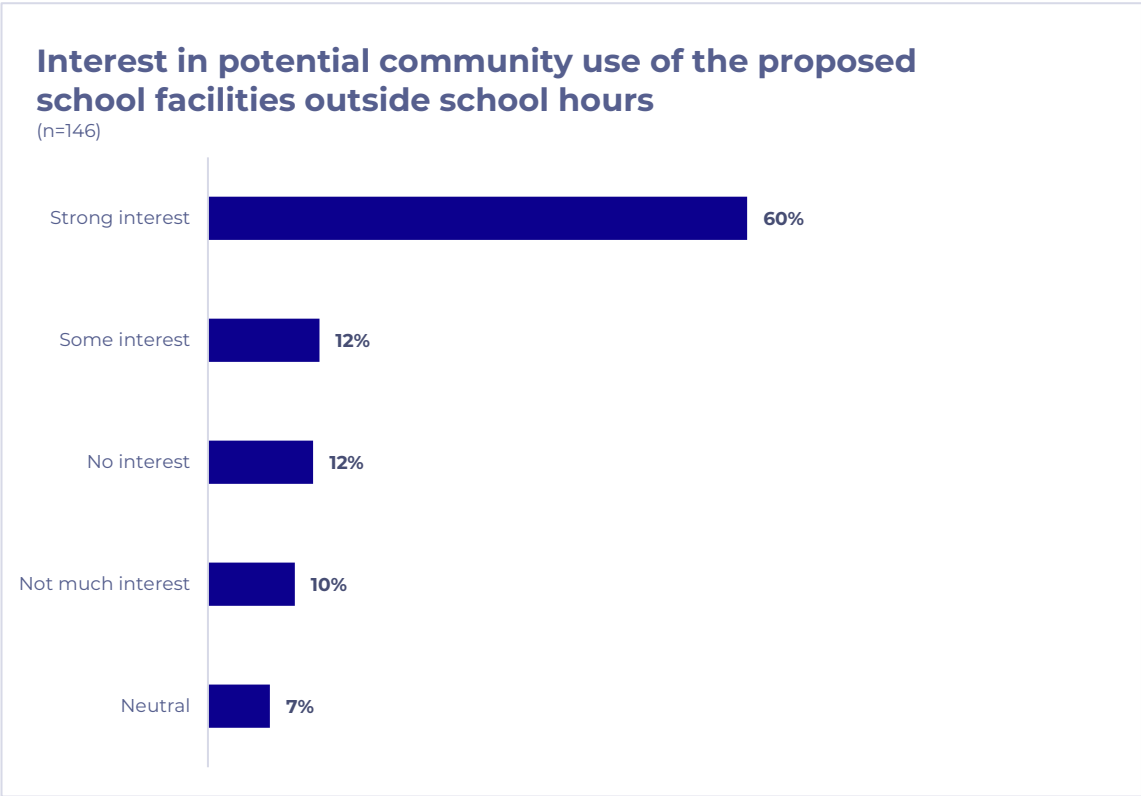
### Question 2



Question 3



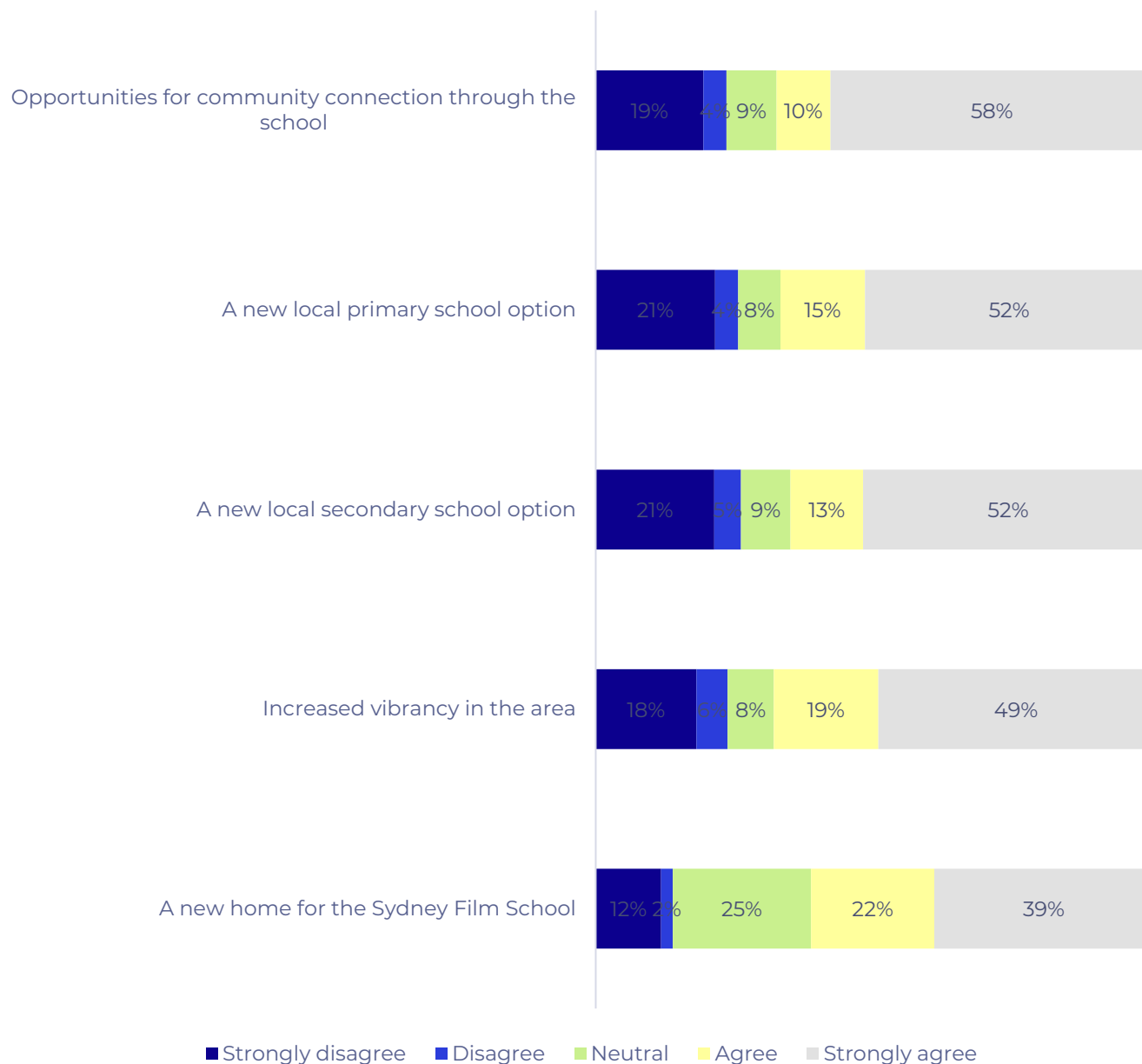
Question 4



## Question 5

### Extent of agreement with the following potential benefits from the proposal

(n=146)



Question 6

