

**Planning for the Future of
the Jubilee Catholic Parish:
Community Engagement Results**



COMMUNITY ENGAGEMENT RESULTS

The Jubilee Catholic Parish undertook a range of engagement activities between May and June 2021 to gain congregation, community and stakeholder feedback on potential changes to the planning controls affecting a number of Parish sites around Paddington and Petrie Terrace.

We heard a variety of different views and ideas – there are some people who are supportive of the proposal and there are others that have concerns.

This provides a summary of the key messages and the Parish's response.

WHO WE ENGAGED



Over **400** community letterbox drops locally



134 survey responses



Approximately **60** attendees at the drop-in sessions



21 written submissions



3 community drop-in sessions



1 local resident meeting



7 stakeholder meetings



WHAT WE HEARD

Height, traffic and impact on local character

The most common concerns raised across all the sites were associated with the height of buildings, impacts on traffic and local character. Many people referred to the special character of the area, and the need for any future development to respond and respect this.

More landscaping and community spaces

We asked you what your preferred development outcomes would be on each of the Parish sites. The most consistent responses were improved landscaping and open space, as well as community spaces. The least preferred development outcomes were office and co-working spaces. There was also some support for retirement living, supported accommodation and detached dwellings at some sites.

Concern about changes at Old St Bernards Church

The Old St Bernard's Church attracted the highest levels of interest across all engagement activities and Parish sites. We heard that many people are not 'anti-development', but have concerns with the proposed building height, front setback, traffic and car parking impacts, vegetation and concerns with the future of the community space.

The importance of continuing the Catholic mission

You told us that the Sacred Heart Church is an important place of worship to practice your Catholic faith. Many people also spoke about the range of different mission-led activities that occur in the area, from programs to support young first homeowners, to children's liturgy classes, and the desire to see these continue in the future.

Long standing connections and stories

Some people had longstanding connections and stories about the sites – as places of worship, students of the Marist Boys College Rosalie, and others attended the former Sacred Heart Primary School. Sharing this history and stories is important to many.

Limited awareness of local planning scheme controls

Through the consultation, particularly the face-to-face activities, it became evident that a lot of people have a relatively limited understanding of the planning controls which apply to the Parish sites and as such, what types of land uses are allowed (e.g. childcare) and how high buildings can be constructed under current provisions.

A desire for more information

Many people expressed their frustration that there were not more detailed plans available for each of the sites and that there wasn't more resolved information available about the preferred development outcomes and land uses sought by the Parish. It was acknowledged however that further detail will come once the preliminary approval was in place.

Continued engagement

We have heard loud and clear that the congregation and surrounding community would like to continue a conversation about what types of development might occur on the different Parish sites over time, and as more information becomes available.

THE PARISH'S RESPONSE

In response to these concerns, the Parish is, or will be, seeking to:

- Reduce the building height to 9.5 metres at the Old St Bernards Church and the Beck Street frontage at the Lavalla site, where it immediately adjoins existing residential development. This is the maximum building height typically allowed under the Low Density Residential Zone.
- Provide additional detail as part of the application regarding how the proposed building heights may be achieved at each site, when taking into account the lot size, topography and adjoining land uses. This will provide more information to the public about what scale of development might occur at each site, and inform tighter planning controls ensure future development responds to the surrounding area.
- Continue a program of engagement at each site with members of the congregation, facility users, lessees, surrounding residents and key stakeholders to keep you informed about development proposals, as they begin to form. The Parish do not have any preferred development outcomes for any of its sites at this stage, nor information about timing any development partners.
- Establish the Jubilee Catholic Parish website and Parish newsletter as the main communication channels for keeping the congregation and wider public informed about specific development proposals at the sites.
- Include traffic generation thresholds within the new planning controls that future development applications will need to comply with.
- The application does not seek to vary the parking rates currently included within the planning scheme. Future development applications will be subject to these requirements.
- Specify planning controls, similar to the surrounding area, for building siting, building separation, landscaping and open space.