

Mr Campbell Dungan  
Bursar, Trinity Grammar School  
119 Prospect Road  
Summer Hill NSW 2130

12/06/2020

Dear Mr Dungan

**Trinity Grammar School Redevelopment (SSD-10371)  
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the Trinity Grammar School redevelopment (SSD-10371) ended on Wednesday 3 June 2020. Submissions received from Inner West Council, the public, and all Government agency advice received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the project is available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/25081>.

In accordance with clause 82 of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised.

Please be advised that Sydney Water have yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in submissions, requires the matters at **Attachment 1** and **Attachment 2** be addressed in full. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Prity Cleary, who can be contacted on 0282896795 or at [prity.cleary@planning.nsw.gov.au](mailto:prity.cleary@planning.nsw.gov.au).

Yours sincerely



Karen Harragon  
Director, Social And Infrastructure Assessments  
Social & Infrastructure Assessments

**as delegate for the Planning Secretary**

## ATTACHMENT 1

### 1. Built form and heritage

- The majority of the new buildings are located within the SP2 under the Ashfield Local Environmental Plan 2013. While there is no stipulated height limit within the SP2 zone, the five-storey built form at the centre of the site appears to be bulky and would adversely impact on existing views currently enjoyed by the neighbours.
- While the impacts of the development on the views enjoyed by the neighbours is assessed as low to moderate, the Department considers that design options should be explored to reduce the overall the height and bulk of the five-storey built form. This may involve reducing or relocating the extent of program accommodated by the new teaching and learning and performing arts buildings and/or further articulation of envelopes and facades.
- The proposal should demonstrate how Aboriginal culture and heritage has been incorporated in the design proposal including built form and landscaping.
- The Inner West Council (Council), in their submission, have raised concerns with respect to impacts of the proposed development on the heritage conservation area. The Department strongly recommends that Council be consulted with regard to the concerns in relation to heritage impacts. Any revised heritage impact assessment / revised plans and supporting documents including a Conservation Management Plan be prepared in consultation with Council.

### 2. Traffic and Transport

- It is unclear whether the intersection performance results in the SIDRA analysis within the Transport and Accessibility (TA) report are for the year of completion / operation of the development or 10 years following completion. In this regard, the SIDRA analysis must clarify the year for which the 'Future' SIDRA model is predicated.
- The number of students considered in the TA report at the time of the SIDRA analysis is also unclear. Clarification must be provided in this regard and the number of students / timing specified against each analysis or table of results.
- The TA report must specify whether the increase in student numbers are to be phased during operation. The associated SIDRA modelling for intersection performances, construction and operational traffic impacts on the surrounding road network must be considered for each phase of increase in student numbers or construction of a new building.
- The TA report provides comparative analysis of the existing / future traffic volumes in both peak periods (AM and PM) and concludes that the identified intersections would continue to perform at adequate level of service (LoS) post redevelopment of the school. Notwithstanding, the above conclusion regarding the LoS, the SIDRA analysis and associated tables of results should identify additional delays or queue lengths due to the additional design traffic volume (which is anticipated). The TA report should then address the impacts of the additional queue lengths and delays (if any) and propose suitable mitigation and management measures to minimise the impacts on the surrounding traffic network.

- It is unclear whether bicycle parking spaces with end of trip facilities are provided on site. Adequate bicycle spaces with end-of-trip facilities should be proposed and identified in the architectural plans.
- Details of construction traffic arrival and departure routes should be included in the TA report. The details of truck turning movements (considering the various sizes and the width of the access roads) and any associated issues / pedestrian safety matters in relation to the construction traffic routes must also be identified, noting that the site is located in a residential area.
- Details of the student drop-off / pick-up zones, the average vehicle turnaround time at the zone, expected demand based on the number of anticipated drop-off / pick-up for the students are to be provided. Having regard to that data, the adequacy of the existing / proposed drop-off / pick-zones zones are to be discussed in detail in the TA report.
- Details on bus drop-off areas / coach parking as well as number of buses and frequency are to be provided in the TA report.

### **3. Acoustic**

- It is unclear whether an acoustic assessment of out of school hours community use of school facilities has been conducted. An updated acoustic assessment including this component is to be provided, in case this has been excluded. The acoustic assessment must include recommendations regarding limitations on permitted hours and frequency of such use, in particular for any outdoor spaces, to mitigate potential noise impacts on the neighbouring residents.
- Operational noise impact of outdoor play areas and multi-purpose hall is to be provided, given the increase in student numbers proposed. The updated assessment must include details of proposed times and frequency of use of these areas.
- Although there are no anticipated changes to the use of public address system or school bell, no assessment has been presented on the likely impacts of these components. Further details should be provided on the design, siting and operation of these elements to minimise / mitigate noise impacts on the surrounding community.

### **4. Community and out of hours use of the site**

- Details are to be provide of future shared use of school facilities / outdoor play areas with the community including (but not limited to) a schedule of:
  - list of all school facilities to be used (meeting rooms, parking spaces, halls, etc).
  - types of functions/activities carried out.
  - maximum occupancy and hours/days of operations of such uses.
  - likely frequency of community uses within the site.
  - any additional noise and traffic assessment in relation to out of hours community use of school facilities.

- Details of any proposed Out of School Hours (OOSH) or intensification of use of the existing OOSH are to be provided including the maximum number of students that are likely to use this facility.

## **5. Landscaping and streetscape**

- Details and numbers of the proposed replacement planting (species, pot size and quantity) on site must be included in the landscape plan.
- Details with regards to Seaview Street streetscape is to be provided including elevations and planting in front of the proposed new Maintenance Building to screen its bulk from the street.
- The Arborist report should be updated to include a plan identifying trees to be removed and retained in two separate colours.

## **ATTACHMENT 2**

### **1. Signage**

- The application seeks consent for a signage on the western façade of the new building. The details of the proposed signage including a clear elevation and dimensions must be submitted in this regard.
- The EIS states that 'environmentally-sensitive lighting would be designed into the proposed signage'. Details of this lighting including lux levels is to be provided.

### **2. Plans and elevations**

- The submitted architectural plans only includes the street elevations. The response to submissions must include updated architectural plans with elevations of all facades of each of the new buildings proposed.
- The submitted shadow diagrams must be updated to include the surrounding buildings to provide a context and extent of overshadowing impacts on the existing buildings within the site as well as neighbouring buildings / dwellings.
- The EIS states that the schedule of materials and finishes have been provided. However, this document is absent in the EIS / architectural plans or any other supporting documents. A schedule of materials and finishes with supporting details must be submitted.

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