



15 July 2022

REF: WTJ22 -024

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Ingrid Berzins

RE: REPSONSE TO SUBMISSIONS - SSD-10371-MOD-1- REGULARISATION OF STUDENT NUMBERS

PROPERTY AT 119 PROSPECT ROAD AND 50-52 SEAVIEW STREET, SUMMER HILL

Dear Ingrid,

I refer to your recent letter dated the 24th of March 2022 and subsequent email requests requesting additional information in relation to the Trinity Grammar School Redevelopment MOD 1 (SSD-10371-Mod-1).

This Response to Submissions (RTS) has been prepared in response to the community and agency submissions received during the public exhibition of Modification 1 Regularisation of Student Numbers for Trinity Grammar School located at 119 Prospect Road and 50-52 Seaview Street, Summer Hill.

The proposal was exhibited from Wednesday the 9th of March 2022 until Tuesday the 22nd of March 2022.

In total, seven (7) submissions were received in response to the public exhibition of Modification 1 Regularisation of Student Numbers all from the general public.

In addition, a response from Transport for NSW (TfNSW) was also received with no objection raised to the proposed modification subject to the application of a Road Safety Audit as conditioned in the original SSD Consent (Condition B7).

We also note that Inner West Council advised DPE during the exhibition period that they have no objection to the modification application.

The Department of Planning and Environment (DPE) has also prepared a formal letter outlining additional information or clarifications required prior to the completion of the final assessment and determination of the application.

Clause 59 of the *Environmental Planning and Assessment Regulation 2021 (as amended)* (EP&A Regulation) permits the Planning Secretary of the DPE to require the applicant to provide a written response to issues raised in submissions. This Response to Submissions (RTS) aims to fulfil the request from the Director-General.

Key matters raised by the general public and DPE during public exhibition include:

- Clarification of conditions to be modified;

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- Traffic and Parking;
- Student safety; and
- Existing student numbers.

A response to each of the individual issues raised by the DPE is provided below. A summary and response to the submissions made by the General Public is provided in **Appendix A**.

A response to each of the issues raised by the DPE have been addressed in below.

Table 1. DPE Request for Information	
Matter Raised	Response
<i>1. Conditions requested to be modified</i>	
<p>The Department notes that the modification application seeks approval to modify condition B7 of the original development consent. However, Section 2.2 of the submitted Modification report does not correctly identify the proposed modifications to condition B7. In particular, B7(b)(v) and B7(c) have neither been included nor identified to be deleted.</p> <p>You are requested to identify whether the above components of the condition are proposed to be retained or deleted.</p>	<p>The identified components of the condition are proposed to be retained as per the original consent. An updated modification report has been provided in Appendix B.</p>
<i>2. Temporary drop-off/pick-up on Old Canterbury Road</i>	
<p>You are requested to identify the temporary drop-off/pick-up (DOPU) zone on Old Canterbury Road in a scaled site plan along with identification of existing driveway crossings, existing street signs including bus zones and no stopping zones. You are also requested to include information on the length of the DOPU zone and the number of cars that can be accommodated in this zone during peak time.</p>	<p>The proposed Modification includes the provision of a temporary drop off zone in the morning on Old Canterbury Road during construction.</p> <p>No pick up is proposed from this location.</p> <p>Additional details of the proposed DOPU is provided in the Traffic Consultant Response letter at Appendix C.</p>
<p>You are requested to demonstrate how students would safely access the school site from the temporary DOPU zone on Old Canterbury Road.</p>	<p>An updated site plan of the temporary drop-off/pick-up zone has been provided in Appendix C</p>
<i>3. Prohibiting right turn out of the Jubilee car park</i>	
<p>You are requested to provide further information on the physical infrastructure, signage or traffic controlling staff, proposed to be in place to prohibit the right turn exit from the Jubilee car park.</p>	<p>As detailed in the Traffic Consultant Response letters at Appendix C, the following measures are in place to prohibit right turns out of the Jubilee car park:</p> <ul style="list-style-type: none"> • sign indicating left turn only (between 8am to 9am and 3pm to 5pm) • line marking on the exit lane indicating left turn only; and • a traffic marshal during the morning drop off and afternoon pick up periods directing traffic to turn left from the car park.



4. Car parking and interim traffic management plan

SSD-10371 approved a total of 324 car parking spaces on site, plus an additional 28 DOPU spaces. The Traffic Report submitted with the modification application prepared by Colston Budd Rogers & Kafes has not identified if there are any proposed changes to the approved car parking numbers on site. Further information regarding this matter is required.

The proposed modification does not propose any changes to the number of parking spaces approved as part of SSD-10371. The proposed modification will however require the temporary removal of two parking spaces associated with the interim traffic measures during construction. These spaces are required to be temporarily removed.

TfNSW has reviewed the modification and made a comment, a response to this comment is addressed in **Table 2** below.

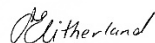
Table 2. TfNSW Comments

Matter Raised	Response
TfNSW has reviewed the modification and notes this involves revision of the Traffic Management Plan (TMP). However, the agency is satisfied that the Applicant has been previously conditioned (condition B7) to prepare a Road Safety Audit (RSA) to identify and mitigate any road safety concerns as part of the school's operations and that this condition remains applicable.	A Road Safety Audit is currently being prepared as per Condition C7 of SSD-10371. NOTE: Error in TfNSW response with reference to Condition B7

The applicant, Trinity Grammar School and its expert consultant team have considered all submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions made has been provided within this letter and the accompanying documentation.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to the proposal, subject to conditions.

We trust this responds to the matters raised in your correspondence dated 24 March 2022 in relation to further information requested in relation to Mod 1 of SSD-10371. However, should you require any further information please do not hesitate to contact Sophie Litherland on 0419 335 488 or slitherland@willowtp.com.au.



Your sincerely,
Sophie Litherland
Associate
Willowtree Planning Pty Ltd

