

Mr Campbell Dungan
Bursar
THE COUNCIL OF TRINITY GRAMMAR SCHOOL
TRINITY GRAMMAR SCHOOL 119
PROSPECT ROAD
SUMMER HILL 2130
11/12/2020

Dear Mr Dungan

Trinity Grammar School Redevelopment (SSD-10371)
Request for Additional Information

I refer to Response to Submissions (RtS) for the Trinity Grammar School Redevelopment (SSD-10371). After careful consideration, the Department is requesting that you provide additional information as follows:

1. Traffic – Pick-up/ Drop-off capacity

The Department requests additional information be provided to understand the capacity and demand of the pick-up and drop off area. In this regard the Department notes that the analysis provided with the RtS indicates that under both the existing and the proposed arrangements the pickup/drop off would operate below capacity. However, the Department requires more information to substantiate the assessment as from the details provided in the public submissions and having regard to the previous findings of the NSW Land and Environment Court case (*Council of Trinity Grammar School v Ashfield Council [2015] NSWLEC 1086*), it appears likely that the current arrangements cannot accommodate the current demand, contrary to the information provided in the RtS. Therefore, the Department requires:

- a) detailed information based on surveys and data collection to demonstrate how the existing and proposed demand has been calculated. The Department notes the number of vehicle trips is very different from data provided in the original traffic assessment, and the increase in demand (82 AM trips and 45 PM trips) is inconsistent with the traffic assessment which provides that the proposal would generate an additional 196 student vehicle trips in both of the peaks, the vast majority of which would be pick-ups / drop offs.
- b) detailed information to demonstrate demand in the 20 minutes immediately before the AM bell and 20 minutes immediately after the PM bell, noting that peak demand is not spread over an hour but is usually concentrated over a very short timeframe. Where demand results in queuing on Victoria Street, an analysis should

be provided of any change in queue lengths and time frame for the on-street queue to clear as a result of the revised design and increased student numbers.

- c) consideration of impacts on queue lengths as a result of other vehicles accessing the site to park.

The Department notes that the school has increased student numbers from 1500 (as per the last consent) to 1655. The traffic analysis should compare the situation between current lawful operation of 1500 students and the proposal for 2100 students.

2. Traffic – Operation of intersections

The traffic assessment indicates that the majority of vehicle trips associated with the school use would travel either via Queen Street / Harland Street or Victoria Street / Liverpool Road, however no assessment has been provided of the impacts of the proposal on these intersections. Therefore, the Department requests that:

- a) further traffic assessment of the impacts to the operation of these intersections be provided,
- b) further assessment of the impacts to the operation of the intersection of Harland Street / Service Avenue.

Additionally, the analysis should compare the situation between a current lawful operation of the school (1500 students) vs the proposal for 2100 students. Where appropriate, consideration should be given to any mitigation measures to offset the traffic impacts of the proposal.

3. Maintenance Building on Seaview Street

- a) The Department notes there is a discrepancy between the plans and elevations – the plans show the building forward of the main building line as a two storey element (shown as a two storey 'store' on the plans), while the elevations submitted with the RtS show it as a single storey carport type structure. Only a single storey carport structure could be supported in the front setback area. Please confirm the proposed design and provide updated plans including a roof plan.
- b) A height control of 8.5m under the Ashfield Local Environmental Plan 2013 applies to the allotments fronting Seaview Street. The Environmental Impact Statement (EIS)

states that the height of the building would be 8.0m and that it complies with the control. However, the detailed elevations submitted with the RtS show the building will reach a height of up to 9.8m above natural ground levels. Accordingly:

- a. an assessment, which considers the impacts of the non-compliance must be provided.
 - b. a detailed assessment of the visual impacts and overshadowing impacts to living rooms and private open space on the adjoining properties.
 - c. where material adverse impacts are found to arise, consideration should be given to reducing building height.
- c) The RtS requested elevations and details of plantings in front of the proposed Maintenance Building to screen its bulk from the street. The stepped boundary fence incorporates hedge plantings to the same height as the fence. While this helps to mitigate the streetscape impacts of the required acoustic wall it does not assist with screening the building. Given the non-compliance with the height control, further consideration should be given to providing plantings in the front setback to assist with screening the building bulk.

4. View Impacts

The RtS includes a small reduction in height, however no assessment of view impacts has been provided. A public submission (extract attached below) demonstrates adjoining premises enjoy city skyline views over the site. This has not been addressed in the RtS. Consideration should be given to the view impacts of the proposal having regard to the Planning Principle in *Tenacity Consulting v Warringah 2004 NSWLEC 140*.

5. Noise

The updated acoustic assessment provided with the RtS shows that increased student numbers will increase noise impacts of the outdoor playing areas which already exceed the noise criteria. While the increase is small, it is based on an increase from current student numbers, rather than lawful student numbers so is not representative of the actual impacts of the application which would effectively increase permitted students from 1500 to 2100.

Therefore, overall cumulative impacts are considered material given existing use of the site already significantly exceeds the amenity criteria.

According, the Department requests that consideration should be given to measures to reduce the additional noise impacts of the proposal. The Department is not supportive of a further solid construction boundary fence to Seaview Street as it would result in associated streetscape and natural surveillance impacts, noting that a solid fence is already required for part of the frontage due to noise from the loading dock.

6. Architectural Plans

The RtS appears to be missing a revised set of architectural floor plans. The Department requests, a revised set which includes corrected RLs is to be provided.

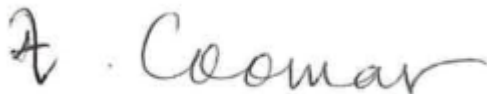
7. Aboriginal Cultural Heritage Report (ACHR)

The Aboriginal Cultural Heritage Report (Appendix 16) of the EIS recommends that “a copy of the final ACHR must be provided to all Project Registered Aboriginal Parties (RAPs). As previously requested by the Department, an evidence that the final ACHR has been provided to all project RAPs is to be submitted.

You are requested to provide the information, or notification that the information will not be provided, to the Department by 31 January 2021. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Prity Cleary, who can be contacted on 0282896795/ at prity.cleary@planning.nsw.gov.au.

Yours sincerely,



Aditi Coomar
Team Leader
Social & Infrastructure Assessments

Attached: Extract from submission

Bulk and scale of built form and view sharing

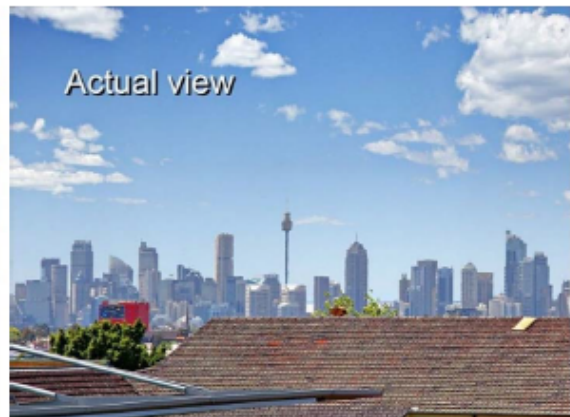
The View Impact Assessment (Appendix 11, Page 22) stated that there “would be no loss of view of items identified as valued, in Step 1 of Tenacity”. Sufficient evidence to demonstrate the accuracy of this statement was not provided.

City skyline views from the first level of 157 and 159 Victoria Street.

Figure 1: VP15B View impact assessment (Appendix 11, p53)
View from first floor bedroom standing at window of
157 Victoria Street (50mm lens used for emphasis)



Figure 2: Photo from real estate listing in 2010 states:
“Actual view” from 157 Victoria Street, Ashfield
showing extensive CBD skyline vista



<https://www.realestate.com.au/soldproperty-house-nsw-ashfield-106878786>.

There are obvious discrepancies in the two photos taken from the exact same location (first floor of 157 Victoria Street). It is significant that VP15B is the only photo in the Visual Impact Assessment that required a “50mm lens used for emphasis” and photomontage and view in place data sheets were omitted from the Appendix.

My residence at 159 Victoria Street currently enjoys similar CBD skyline views (as shown in Figure 3). I welcome the provision of a photomontage and a view in place data sheet of existing CBD skyline views from the first floor of my residence to demonstrate the impact of SSD-10371 and provide evidence that the planning principles outlined in Tenacity have been applied in a clear and transparent manner.

Figure 3: City skyline views from first floor of 159 Victoria Street

