Mr. Neil Bettles, [redacted], Ashfield, NSW 2131

Re: Trinity Grammar School Redevelopment (SSD-10371)

I am a resident at the above address and I still have **very strong objections** to the above proposed development. Since my last submission none of the following aspects have been adequately addressed by Trinity in its updated proposal and neither have they been addressed in any of their responses:

- Traffic
- Student Numbers
- Building Height
- Noise Impact

Traffic

On 11/12/2020 the Department of Planning, Industry and Environment (the Department) requested further traffic assessments - in particular the impacts of Queen Street / Harland Street and Victoria Street / Liverpool Road intersections. Trinity have not provided these assessment, but merely state that school traffic is unlikely to have an impact on these intersections. This is not true as we know these intersections are relatively clear during school holidays but congested during school term. Additional traffic due to increase in student and staff numbers will make this worse. Trinity should provide a proper assessment as requested by The Department.

Student Numbers

Trinity have not provided any detailed calculations to support their forecast student numbers. Conversely the earlier public submissions provide evidence that the forecast increase in student numbers is overestimated. This is fundamental in justifying the scale of this development and therefore the impacts on the community.

Building Height

Trinity state that the height, bulk and scale of the new teaching block reflects the operational requirements of the school. In other words the block has been scaled to accommodate their forecast student capacity of 2,100. As mentioned in many of the first submissions this forecast appears to be overstated.

Moreover, there does not seem to be any data supporting the proposed scale of the teaching block which one assumes would be dependent on student numbers.

The Architectural Design Statement shows that L5 (The Terrace) dedicates the majority of the space to that of a terrace, with views to the city. Ironic given that this floor has blocked the city view for some residences in the surrounding community. The remainder of the floor space is largely an exam room. I believe this floor in particular is not essential and the current functional allocation could easily be redeployed.

Given the above, it does not seem unreasonable to question the scale of the development (and the height in particular) when it impacts the view from various locations in the surrounding community, and impacts the view severely for at least one residence (refer to RTS re 159 Victoria Street

16Feb21), especially when there appears to be no demonstrable reason for the height of the education tower exceeding the current profile.

Noise Impact

Trinity maintain that the incremental increase in noise levels will be negligible. I do not believe this is the case. If Trinity want to be taken seriously about being a good neighbour they should consider mitigation of existing levels of noise as well as the increase due to this development.

Trinity should install adequate noise barriers on the boundary with Victoria Street. Currently there are railings with nothing to absorb the noise from impacting those who reside alongside the playing fields. A more substantial barrier should be considered. I understand that solid fences are not normally considered but some barrier should be established to mitigate the noise levels, even if it is some kind of dense shrubbery planted inside and at the height of the boundary fence. Assuming this would be effective it is a relatively cheap solution and would help to improve the relationship with its neighbours.

Trinity state that noise from children playing is an existing feature of the Seaview area but this is not true as there is currently no playground on that side of the school, hence the inclusion of such in this development application. Trinity state that the design and particulars of the proposed boundary fence will be considered during detailed design phase. This detail should not be deferred and needs to be documented in the development proposal before being assessed.