

Our ref: Trinity Grammar School Redevelopment – Modification 2 (SSD-10371-Mod-2)

Mr Timothy Russell
Assistant Project Manager

The Council of Trinity Grammar School
41 McLaren Street
North Sydney NSW 2060

8 April 2022

Subject: Request for Additional Information

Dear Mr Russell

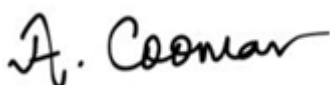
I refer to the *WillowTree Planning* modification report and associated appendices prepared by *Arcadia* and *PMDL* for the Trinity Grammar Modification 2 (SSD-10371-Mod-2). After careful consideration, the Department is requesting that you provide additional information, as outlined in **Attachment 1**. Please note that at the time of this letter, advice from Inner West Council on the proposed modifications has not yet been received. Once Council's advice is received, any matters raised, will be shared separately.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **9 May 2022**. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

As at the date of this letter, the number of days in the assessment period that have elapsed stands at one day. The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the *Environmental Planning and Assessment Regulation 2021*.

If you have any enquiries, please contact Gavin Ho on 9995 5215 or gavin.ho@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "A. Coomar".

Aditi Coomar

Team Leader – School Infrastructure Assessments

As delegate for the Planning Secretary

ATTACHMENT 1

Key Issues

1. Modification Report and Conditions

- (a) The Department received revised information on 25 March 2022, which is not consistent with the submitted Modification Report. Consequently, you are requested to update the Modification Report with consideration of the revised information submitted to the Department on 25 March 2022 and the commentary as below:
- i. the modification report be updated to advise clearly of the conditions that are sought for modification (including the plan tables).
 - ii. the revised “Appendix 3 – schedule of approved plans” as submitted to the Department on 25 March 2022, identifies eight architectural plan sheets and eleven landscape plan sheets to be modified. However, the revised plan package revised on 25 March 2022 included nine architectural plans and eleven landscape plans. The plans should be updated to be consistent.
 - iii. the “Prospect Road Signage” (DA505 Revision C), has been excluded from Appendix 3. It is unclear whether, this is proposed to be modified.
- (b) When submitting the revised information required in 1(a), please ensure that files are separated and titled appropriately as per the appendices within the modification report.

2. Landscape Modifications

- (a) The modification involves the planting of 72 trees, which is consistent with the number of trees approved in the Deferred Commencement Plans dated December 2021.

The revised information submitted on 25 March 2022 indicates in the WillowTree letter that 72 new trees are proposed on the site, however the Arcaida letter references both a “minimum of 67 new trees on site” and a “minimum of 72 proposed trees on site”. Additionally, several trees appear to be located on the southern adjoining property (Lot 7020 DP 93165).

In this regard, you are requested to confirm that the number of trees proposed on the subject school site still satisfies the deferred commencement condition A1.(2)(iii) i.e 72 trees are proposed to be planted within the site.

Additionally, a number of trees are shown in the landscape plan to be planted at Lot 7020 DP 93165. You are requested to provide further information to confirm if these trees have been included or excluded in the number of trees to satisfy A1.(2)(iii) and what level of consultation (if any) has occurred with Council, as per Condition F33-F34, in this regard.

- (b) The Landscape Master Plan (sheet 100) does not accurately detail the location of trees at Lot 7020 DP 93165, when compared to the Landscape Plan Sheet 200.

- (c) Not all Landscape Plan sheets are proposing changes. Where no changes are proposed, such as plan sheets 202, 205 and 601, the existing deferred commencement approved plan sheet will be retained. This must be reflected in a revised plans table schedule. You are requested to amend the plan table schedule to reflect this.
- (d) All proposed trees on the landscape plans should be number identified. The proposed planting schedule table (sheet 100) should include the tree identification numbers.
- (e) All trees proposed to be relocated should be identified in a different colour or shading and in the plan Legend.
- (f) The Department notes the proposed relocation of trees from the northern side of the Chapel Drive corridor to the southern side of the road pavement and within the “MP4” area and considers this to be a less desirable outcome. The linear tree planting provides shading in the corridor and softens the built form. Without any tree planting in this corridor, the Chapel Drive road will appear visually uninteresting and dominated by hard surfaces and forms.

The Department recommends that the landscape plan be amended to include linear tree planting off the northern edge of the road pavement.

- (g) The proposed removal of the Syzygium Australe Brush Cherry tree at the Prospect Road frontage is questionable. The arborist report identifies that this tree is protected by Council, in fair health with good health and structural condition. The WillowTree letter dated 25 March 2022 advises that this tree is to be removed due to “poor health and/or design development” and is “considered a safety risk”. The Department does not consider that this tree is necessary for removal. Revised landscape plans should be submitted that retain this tree.
- (h) The Landscape Plan (sheet 207) identifies that the four Japanese Box trees are proposed to be removed, under this modification application. This is conflicting with the approved deferred commencement plans, as these four trees were shown to be retained. The annotation on the plans submitted on 25 March 2022, being “out of scope of development”, provides unclear justification as to why these trees are now sought to be removed. The Department considers that these trees should be retained. You are requested to amend the plans to reflect this.

Additionally, the submitted arborist report, only comments on the possible removal of the two trees at the Prospect Road frontage. No commentary on the four Japanese Box trees has been made in the arborist report. The Arborist Report should also be amended accordingly.

- (i) The proposal involves re-grading of Oval 3. The RLs provided on the landscape plan appear to be up to 600mm lower than the deferred commencement approval levels. This is considered to be excessive given the modification report identifies the regrading is due to re-turfing and increasing soil capacity for infiltration. Further clarification as to why the levels have been lowered and the proposed RLs for Oval 3 is needed.

3. Architectural Modifications

- (a) The revised information submitted to the Department on 25 March 2022 includes an amended PMDL Memo Letter. The dated of this letter is 11/02/2022, which is the same date as the

previous version of this letter that was submitted to the Department upon lodgement of the application. This letter is required to be updated with a new date and revision number.

- (b) This letter by PMDL, identifies new works that were not previously conveyed, relating to the Old Canterbury Road and Prospect Road signage and the substation layout. Neither of these matters have been discussed within the modification report. The modification report must be amended with consideration of this matter.
- (c) The PMDL letter does not advise of the proposed changes to 2808 DA132 Revision E. The PMDL letter should be updated to address this matter.
- (d) The Oval 3 plan (2808 DA151 Revision D) has included annotations of “fall” from the centre of the oval. Further spot levels are required to be detailed for the Department to assess this aspect of the proposal.