

NSW Department of Planning and Environment  
Parramatta NSW 2150

### **Proposed redevelopment of Trinity Grammar School SSD-10371**

I write to outline my objections to the significant expansion of Trinity Grammar School (Trinity).

I understand that every school must ensure its facilities are of a standard which meet the needs of the school community, and that this necessitates regular upgrading. However I am gravely concerned at Trinity's intention to increase the allowable number of students from 1,500 to 2,100 over the next few years. This changes the entire nature and landscape of the school and places a significant burden on the local residents in terms of student noise, protracted building works, traffic, buses, parking, deliveries and waste removal.

In 2015 the Land and Environment Court refused Trinity's application to increase their student numbers from 1,500 to 1,700 due to the impact on the neighbourhood. It is difficult to understand why it is now acceptable for Trinity to increase their allowable student numbers by 600.

I moved to Ambleside and Holwood Heritage Conservation area more than 10 years ago, largely because of the strict standards which have protected this area from over-development and loss of character. Soon after I moved to Victoria Street, I was subjected to incessant noise, dust and vibration while Trinity built an underground car park. Trinity now proposes to make significant construction changes to the underground carpark to allow an underground flow of traffic, with little change to the number of parking spaces, ie 12 extra spaces.

While it is true that I moved here after Trinity was well established, it is also true that Trinity has chosen to continue its expansion despite being set in the immediate vicinity of, and completely surrounded by, four Heritage Conservation areas – Ambleside & Holwood, Service Avenue, Victoria Square and Prospect Hill Summer Hill. While residents comply with the higher than usual standards of Heritage

Conservation areas, it seems shockingly unfair that Trinity can decide to increase its student population by 40% when it does not have the facilities to accommodate such an increase. It is clear that Trinity's decision to expand is rooted in financial reasoning.

I have a deep love of the Ashfield Summer Hill area, with its buildings of historical significance dating back to the mid-19<sup>th</sup> century, federation and post federation homes, parklands and established trees. I do not believe Trinity shares this love and respect for the Heritage Conservation areas surrounding the school, evidenced by

- the style and size of its high-rise building, rising 5 storeys above ground
- the intentional purchase of 4 houses which reflect the history of the area, for the purpose of demolition
- removal of 26 trees, including removal of 2 of the 8 very old and significant trees on public land in Seaview Street
- installation of a delivery dock close to houses
- the compounding of the existing traffic congestion<sup>1</sup>.

Trinity's actions will result in residents being exposed to demolition, several years of construction, early morning truck arrivals and increased traffic hazards throughout the day. On completion of the proposed works, residents will have gained a 40% increase in traffic; 40% increase in the already high noise levels generated by the school, reduced parking and a skyline comprising a modern 5 storey building.

The high-rise building will entirely obliterate my city view and likely generate glare from the afternoon sun, and this makes Trinity's actions even more distressing for me. Further, I do not understand why the traffic report failed to assess traffic impacts on the corner of Holwood Avenue/Victoria Street or Harland Street/Queen Street. These intersections currently suffer from frequent traffic jams due to school traffic and should have been assessed.

Local residents are expected to compromise and accept significantly increased noise levels, trucks, permanently increased traffic, reduced parking and loss of views. It is

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<sup>1</sup> I would be happy to provide footage of the congestion occurring on an ordinary day during term.

only reasonable that Trinity also compromise. I ask the Planning Officer to consider the following:

1. Limitation to the number and time at which heavy vehicles can enter and exit the premises, both during construction and after completion
2. Noise reduction measures to manage the protracted noise emanating from the play and assembly areas, currently in excess of 3 hours per day (before school, two recess breaks, two lunch breaks, after school)
3. Prohibition of horns, hooters and other loud noises used during sporting matches and practices
4. Prohibition of the commercialisation of sports fields, pool and gym facilities. This would draw more traffic and noise that generated by the school community, including at night and weekends.
5. Stepping down of the proposed high rise building to allow residents to maintain their city views
6. Guarantee that no part of Holwood Avenue will be used as a 'turning circle' by construction trucks and delivery vehicles.

At present the signage indicating that Holwood Avenue is a no through road is poorly defined and may need to be replaced.

I look forward to learning what Trinity Grammar School is prepared to do to demonstrate it has taken into account the concerns of residents.

Yours sincerely

Julie Smith