

Department of Planning, Industry and Environment response to matters raised by the Independent Planning Commission in its email dated 30 August 2021 in relation Trinity Grammar School Redevelopment (SSD-10371)

The Independent Planning Commission (the Commission) wrote to the Department seeking advice in relation to the amended and updated architectural drawings submitted to the Commission by the Applicant.

The Department's response is provided below.

1. Confirmation whether the updates referenced by the Applicant, in Appendix 2 of amended package submitted to the Commission, are consistent with the Department's Assessment and recommendation before the Commission.

Department Response on Appendix 2 of the submitted package:

The updates referenced by the Applicant in Appendix 2 of the amended package submitted to the Commission would not, in principal, change the Department's Assessment of the proposal.

However, as a result of the updates to the plans and additional drawings, the plans listed in condition A2 and a number of other conditions in the development consent are required to be amended. The amended draft conditions of consent are attached (**Attachment A**).

Additional advice from the Department on the submitted supplementary information:

In addition to the above response regarding Appendix 2, the Department advises the following in relation to the amended package submitted to the Commission:

- The package, in its entirety, constitutes supplementary information and should be made publicly available. The Department will make this information publicly available on the website, if the Commission allows.
- The Department has included the entire package as supplementary information in the draft conditions of consent, so that the development as approved is generally consistent with this package in addition to the overall Environmental Impact Statement and the Response to Submissions report.
- The drawings, DA400A and DA401A of Appendix B include 'Indicative Details' only. While these can be considered for the purpose of assessment and to clarify the Building Code of Australia compliance matters and also show details of the existing and proposed structures, the Department has not included these plans in the list in condition A2. The Department considers that the addition of these detailed plans in the approved plans package would remove the Applicant's ability to progress an 'Alternative Solution' alongside 'Deemed-to-Satisfy' provisions of the BCA.
- The external fire staircase (leading to Jubilee Drive from the basement carpark) shown in DA151 Issue A in Appendix 2, has not been identified in the 'Jubilee Arrival Plan'. Conditions of consent have been updated so that the stairs can be accurately incorporated in the site and/or landscape plans.
- Appendix 9 of the submitted package includes details of civil works and drawings for works proposed within Inner West Council (Council) and/or Transport for NSW (TfNSW) land. The

Department considers that these drawings should be considered as concept only at this stage and should not be included in the approved package without further consultation with Council and / or TfNSW. If these plans are approved, it may lead to a set of conditions that are inconsistent with the last set of conditions that were consulted with Council and who may have valid issue regarding road safety that they have not been given the opportunity to provide.

Based on the above, the Department has incorporated these drawings in the revised conditions of consent only as a reference, to avoid inconsistencies between conditions and submitted information. The Department considers that this would provide an opportunity for the Applicant to further consult and negotiate with the relevant road authorities post determination.

- The Department considers that the Applicant should be provided with a copy of the draft conditions of consent prior to determination, to review the accuracy of the updated drawing numbers and/or identify any inconsistencies of the conditions with the submitted drawing package that are not obvious to the Department at this stage.

Recommended:



02/09/2021

Karen Harragon
Director
Social and Infrastructure Assessments

Approved:



02/09/2021

Erica van den Honert
Executive Director
Infrastructure Assessments