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3 February 2023

Zac Derbyshire  
School Infrastructure Assessments  
Department of Planning and Environment  
12 Darcy Street  
Parramatta NSW 2150

To whom it may concern

## **MODIFICATIONS (MOD 5) TO APPROVED SSD-10371 - TRINITY GRAMMAR SCHOOL – 119 PROSPECT ROAD, SUMMER HILL – RESPONSE TO SUBMISSIONS (BUILT HERITAGE)**

This letter has been prepared in response to the agency comments relevant to SSD-10371. This letter specifically responds to the heritage comments regarding modifications to the consented SSD (Mod 5) provided by the Inner West Council in their letter dated 17.01.23. The following response to the Inner West Council's comments are the result of consultation between Bloom Park, Hansen Yuncken, TKD Architects and Urbis Heritage on behalf of the Trinity Grammar School.

### **INNER WEST COUNCIL**

***Inner West Council sought that a Conservation Management Plan be prepared which would provide the necessary level of detail in regard to the surviving fabric against which the heritage impact of proposed changes could be assessed. To date no CMP has been submitted for review by Council.***

A CMP is in the process of being prepared by Urbis for the Trinity Grammar School. The draft document was issued to Council on the 25.01.2022 for comment. The CMP is a condition of SSD-10371 to be completed before the issue of an Occupation Certificate. Modification 5 is not directly associated with the requirement for the CMP which will be completed prior to an application for the Occupation Certificate as required by the condition. Modification 5 concerns only minor modifications to the approved plans and this Heritage Impact Assessment relies on the physical and historical analysis prepared to date which informed the SSD.

***The assessment of heritage impact provided with this MOD does not provide any detail as to the existing materials or building configurations proposed to be altered. No images have been provided of the areas noted as having significant fabric proposed to be changed. The materials are not shown on the plans, with the architectural drawings simply stating where an existing building is to be 'refurbished'. Unless the exact nature of the fabric that is proposed to be altered has been identified, the heritage impact cannot be fully assessed.***

*A more detailed assessment of heritage impact is required, that provides a higher level of information in regard to each proposed change to buildings and areas such as the quadrangle building identified as having heritage significance. Photographs of the areas proposed to be altered that are within buildings identified as being of heritage significance are to be provided. The materials of the fabric that is proposed to be altered is to be correctly identified, as is their age and integrity (ie original, early modification &c).*

The following extracted image from the draft CMP has been included to provide clarity regarding the significance rankings to all existing buildings present within the Trinity Grammar School. A subsequent table has also been included below to clarify the nature and materials of the Quadrangle building, identified as being of moderate heritage significance, and intended for refurbishment. The proposed works have been outlined with supporting architectural plans and assessed in further detail below.



Figure 1 Gradings of significance for buildings.

Source: Six Maps with Urbis Overlay, extracted from the draft Trinity Grammar School CMP

Building Name	Existing Description & Materials	Detail of Refurbishment (Mod 5 only)
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<p>Quadrangle building</p>	<p>Constructed in 1959. It creates a through site link between the Quadrangle and the Latham Theatre and New School buildings to the west. It is constructed of brick in a Tudor-style, sympathetic to the Dining Hall which is located on the eastern side of the Quadrangle. It is understood that the building is used as classroom and office space.</p>	<p><u>External</u></p> <ul style="list-style-type: none"> <li>▪ Removal of existing bubblers and associated services and make good to wall (west elevation – L0).</li> <li>▪ Removal of existing doors, steps and seating to throughway (L0).</li> <li>▪ Removal of existing portion of windows to allow for installation of new door. Make good to all adjacent surfaces (west elevation – L0).</li> <li>▪ Demolition to retaining wall and outdoor basement stairs to allow for adjacent landscaping (northern elevation – L0).</li> <li>▪ Demolish existing balustrade (north-eastern corner – L0).</li> <li>▪ Removal of all existing AC units and associated services and make good to wall (west elevation – L1).</li> <li>▪ Window to be removed and sill lowered for walkway opening. Make good to all adjacent surfaces (north-western corner – L1)</li> </ul> <p><u>Internal</u></p> <ul style="list-style-type: none"> <li>▪ Internal walls, doors and partitions to be demolished (western and northern wings – L0, L1).</li> <li>▪ Demolition to existing floor and structure to be lowered to</li> </ul>
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		<p>match SSDA FFL (north-western corner to Quad building – L0).</p> <ul style="list-style-type: none"> <li>▪ Demolition to existing stairs to B1 (north-western corner to Quad building – L0).</li> </ul>
		

Figure 2 Views to the exterior of the Quadrangle building showing its existing condition and fabric.

Source: Urbis



Figure 3 General interior views of internal dividing walls and stairs to be demolished (L1). The interiors are comprised of contemporary fabric and are not of significance.

Source: Urbis

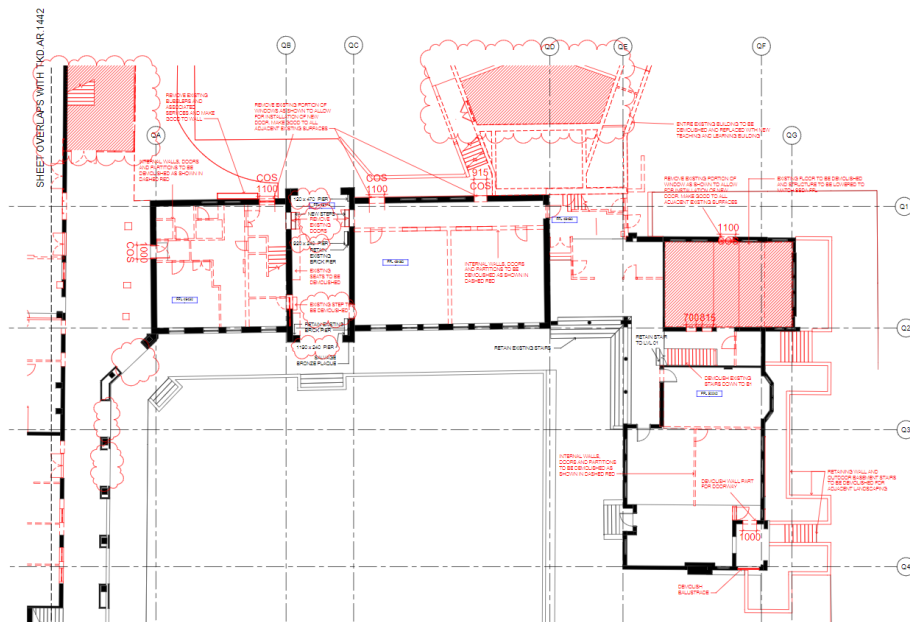


Figure 4 Extract from Demolition – Block 03 – Quadrangle Building L0 Floor Plan showing detailed breakdown of the proposed works to the Quadrangle building.

Source: TKD Architects, TKD AR 1431, 21.10.22

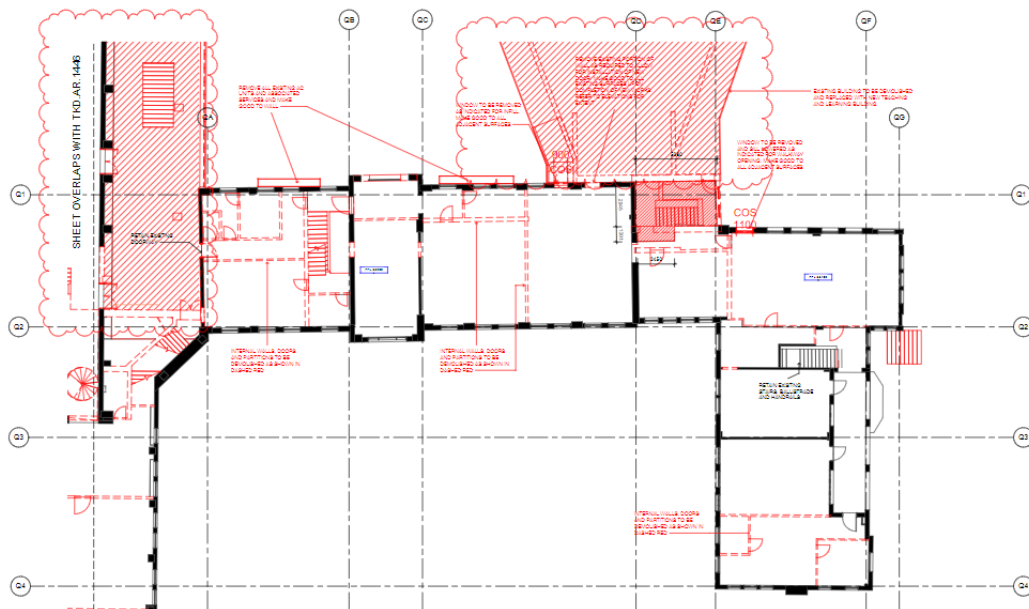


Figure 5 Extract from Demolition – Block 03 – Quadrangle Building L1 Floor Plan showing detailed breakdown of the proposed works to the Quadrangle building.

Source: TKD Architects, TKD AR 1432, 21.10.22





Figure 6 Extract from Demolition – Block 03 – Quadrangle Building Elevations – Sheet 01 showing detailed breakdown of the proposed works to the Quadrangle building.

Source: TKD Architects, TKD AR 1500, 21.10.22

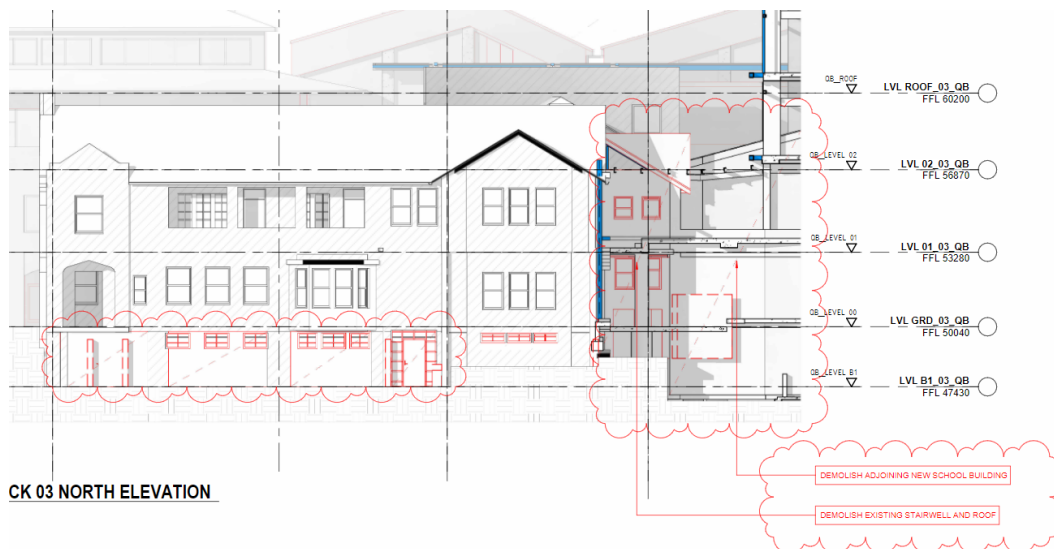


Figure 7 Extract from Demolition – Block 03 – Quadrangle Building Elevations – Sheet 02 showing detailed breakdown of the proposed works to the Quadrangle building.

Source: TKD Architects, TKD AR 1501, 21.10.22



Figure 8 Extract from Demolition – Block 03 – Quadrangle Building Elevations – Sheet 03 showing detailed breakdown of the proposed works to the Quadrangle building.

Source: TKD Architects, TKD AR 1502, 21.10.22

### Assessment of Heritage Impact

The Heritage Impact Statement prepared by Urbis in 2020 and draft CMP provided a more in depth assessment of the proposed works to the Quadrangle build. The Quadrangle building was concluded to be of moderate significance externally due to its orientation and presentation to the Quad. The interiors to the Quadrangle building however were found to not be of heritage significance due to the building's mid-century construction and anachronistic detailing. Subsequently, demolition of the internal walls within the Quadrangle building as proposed in the initial SSD-10371 application and clarified in part as part of the larger Mod 5 works will have no overall impact on either the significant aspects of the Quadrangle building, the Quad itself nor the greater school site. Further, the external modifications to the Quadrangle Building are minor and would not change the overall form or character of the building, and therefore the contribution that it makes to the character of the quad. The significance of the overall would therefore remain unchanged.

***The names of the buildings on the architectural plans do not tally with the names utilised within the initial SOHI. Abbreviations utilised in the SOHI are not explained. The SOHI should be a stand alone document that contains sufficient information to assess the application and not rely on a previous document.***

The following table has been prepared to assist in clarifying any abbreviations included in the Mod 5 HIS addendum letter submitted by Urbis on 4 November 2022.

CMP Name	Architectural Plan Name	Abbreviation
Delmar Gallery	Existing Delmar Gallery	N/A

Design Centre	Existing Design Centre	N/A
Science Building	Existing Science	N/A
Sports Centre	Existing Sports Centre	N/A
New School (to be demolished)	New Library and Teaching and Learning Building	T&L Precinct
Music Building	Existing Music New Performing Arts	Music/Drama building PA
Junior School	Existing Junior School	N/A
Hall	Existing Hall	N/A
Pool	Existing Pool	N/A
Quadrangle Building	Existing Quadrangle Building	N/A
Founder's Building	Existing Founder's Building (including existing Assembly Hall)	Founder's Building Performance Hall
Quadrangle	Existing Quadrangle	Quad
Dining Hall	Existing Dining Hall	N/A
Chapel	Existing Chapel	N/A
Enrolment's Centre	Existing Enrolment Centre	N/A
Headmaster's Office	Existing Headmaster's Residence	N/A
Centenary Centre	Existing Centenary Centre	N/A
<b>Additional Abbreviations</b>		
National Construction Code	NCC	
Heritage Impact Statement	HIS	



State Significant Development	SSD
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***The proposed changes to the exterior of the new buildings need to be assessed in terms of views from the street and within the site.***

A full visual impact assessment has previously been prepared for SSD-10371 as a whole by PDML and Richard Lamb. Further, the Heritage Impact Statement prepared by Urbis in 2020 has undertaken an assessment of the visual impact on views which are of heritage significance.

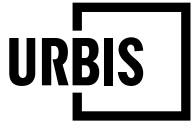
The views between the school and the private residences within the proximate conservation area have not been found to be of heritage significance by virtue of them being views from heritage listed properties. The character statement from Part 9 of the comprehensive Inner West DCP relevant to Victoria Square HCA was reviewed in the preparation of this report. The character statement implies that the visual relationship within the central reserve is of significance and that it can be assumed that views of the houses within the HCA upholding the original subdivision pattern and historical development of the area are also of significance. However, the character statement does not assert the significance of the setting to the HCA itself.

Notwithstanding, the Land and Environment Court judgment (Trinity Grammar School v Ashfield Council (2007) – NSWLEC733) found that a street between a larger item and a conservation area is sufficient separation to avoid unacceptable visual impact. The bulk of the proposed development identified in SSD-10371, and therefore the modified works proposed under this application, would not only be separated from the HCA by Seaview Street but its location towards the centre of the site would mean that in addition, it would be separated from the HCA by the existing Junior School building and the existing Sports Centre building. This separation equals approximately 100 metres and would also ensure that the proposed modifications are not likely to be read in the same context as the HCA and therefore result in no undue visual dominance. While there is potential for incidental views towards the proposed development it should not be considered that this necessarily equates to an adverse heritage impact.

Internal views within the school site have also been considered in assessing potential heritage impact. The Mod 5 works proposed to the northern elevations of the to the New Library and Teaching and Learning Building, the Music building and the Performing Arts building will have not be visible from the significant sections of the greater school site and will subsequently have no impact on significant views internally. The works proposed to the exterior of the Quadrangle building, however, have been assessed to have no adverse visual impact on the Quad and Chapel due to the minor nature of the works and retention of its existing fenestration pattern. Overall, the potential visual impact within the school site is acceptable from a heritage perspective.

***Internal changes to the new buildings that do not result in the changes to the exterior are not relevant to the assessment of heritage impact.***

Noted. Notwithstanding, Urbis Heritage has addressed each proposed modification and its potential heritage impact for completeness. Where internal changes are proposed to the new buildings they have been simply identified as being of no heritage impact.



## **CONCLUSION**

Urbis Heritage has considered the submission response provided by the Inner West Council in our ongoing consultation with the Trinity Grammar School and modifications to approved SSD-10371. Consideration of the proposed modifications has been made to ensure heritage best practice and preservation of significant fabric and elements within the Trinity Grammar School site including view corridors. Both internal and external works have been addressed for completeness.

Yours sincerely,

A handwritten signature in black ink, appearing to be "SA", with a long, sweeping horizontal line extending to the right.

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