



MEMO

DATE	19.01.2021	JOB	2808	PAGES	1 of 2
PROJECT	Trinity Grammar School Renewal Project				
TO	Ashleigh Smith				
FROM	PMDL Architecture & Design				
REFERENCE	Response to Departments RFI dated 11 December 2020				

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3. Maintenance Building on Seaview Street

- a) The Department notes there is a discrepancy between the plans and elevations – the plans show the building forward of the main building line as a two storey element (shown as a two storey ‘store’ on the plans), while the elevations submitted with the RtS show it as a single storey carport type structure. Only a single storey carport structure could be supported in the front setback area. Please confirm the proposed design and provide updated plans including a roof plan.

PMDL RESPONSE: The Architectural drawing set has been reviewed and amended to remove in-consistencies. The carport structure is of a single storey nature and is sheltered from view behind the boundary fence.

- b) A height control of 8.5m under the Ashfield Local Environmental Plan 2013 applies to the allotments fronting Seaview Street. The Environmental Impact Statement (EIS) states that the height of the building would be 8.0m and that it complies with the control. However, the detailed elevations submitted with the RtS show the building will reach a height of up to 9.8m above natural ground levels. Accordingly:
- an assessment, which considers the impacts of the non-compliance must be provided.
 - a detailed assessment of the visual impacts and overshadowing impacts to living rooms and private open space on the adjoining properties.
 - where material adverse impacts are found to arise, consideration should be given to reducing building height.

PMDL RESPONSE: The height of the Maintenance building on Seaview street has been amended to comply to the 8.5m height control set out in the Ashfield LEP. Further shadow studies has been carried out on investigate impact to 142 Victoria Street property. A minimum of 3 hours of sunlight on the 21st June to the Northern wing can be achieved with the replanning. See attached shadow diagrams.

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Limited

To ensure the building is accessible, a new lift is proposed within the building envelope.

As the design has been modified to comply with LEP height control, no further impact statements are provided.

c) The RtS requested elevations and details of plantings in front of the proposed Maintenance Building to screen its bulk from the street. The stepped boundary fence incorporates hedge plantings to the same height as the fence. While this helps to mitigate the streetscape impacts of the required acoustic wall it does not assist with screening the building. Given the non-compliance with the height control, further consideration should be given to providing plantings in the front setback to assist with screening the building bulk.

PMDL RESPONSE: The Landscape Architect has provided additional comment regarding the proposed screen planting. The modification to the building to achieve compliance with the height control mitigates the screening requirement.

6) Architectural Plans

The RtS appears to be missing a revised set of architectural floor plans. The Department requests, a revised set which includes corrected RLs is to be provided.

PMDL RESPONSE: The Full Architectural drawing set has been reviewed and amended to show all current RL's.