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Resident/Land Owner
159 Victoria Street,
Summer Hill

Attention: Resident/Land Owner, 159 Victoria Street, Summer Hill

Dear Resident/Land Owner,

On behalf of Trinity Grammar School, Willowtree Planning, write to you in response to State Significant Development Application (**SSD-10371**). The Renewal Project will deliver a new 5-storey building at the heart of the campus to accommodate modern and flexible teaching and learning spaces.

The new building would be nestled between the existing Assembly Hall, School of Music, Sports Centre and North Quad Building and will replace a mostly 2-storey building that is currently at this location. The Assembly Hall, School of Music, and North Quad Building, along with the Library, Drama Centre and Founder's Building, will be refurbished in stages as part of the proposal.

The work will improve movement around the campus for students, with better wayfinding, access and connections between levels. It will preserve and enhance the School's historic precinct around the Quadrangle and War Memorial Chapel.

Willowtree Planning have been assisting Trinity Grammar School throughout the preparation of **SSD-10371** and have been liaising with the assessment team at the Department of Planning, Industry and Environment (DPIE) as part of the ongoing assessment of the proposed development.

Richard Lamb and Associates have been engaged to carry out the Visual Impact Assessment (VIA) for the proposed development. The VIA investigated the possible impacts that the proposed building may have on the surrounding and adjacent private and publicly accessible areas. The selection of particular neighbouring properties focused on where the impacts was considered to be high, and where the selected property can be representative of other properties/levels that may not have been included in the original report.

As part of the original VIA documentation, a Visual Impact Assessment was documented from 157 Victoria Street. This is an inter-war two-storey cottage and is similar in age and condition to several other properties in the street. Views were taken from the ground level of the residence which contains the formal living areas and the first floor bedroom window. It was acknowledged that although the view from the first floor has a higher viewing level, it did not have a direct view to features beyond the School Site to the east, as this was blocked by existing buildings. An oblique cameo view toward the north-east over the shade structure at the north of the northern playing field on the site and over existing lower buildings facing Seaview Street contains a distant horizon, featuring the profile of taller buildings of the Sydney CBD. This part of the site is not proposed to increase significantly in height and this limited view to the distant feature of the CBD is likely to remain unaffected by the proposed development. The original assessment concluded that as adjoining properties were of a similar size and scale, the view of which a photomontage has been prepared (V15) was a reasonable representation of views from residences in the general vicinity.

Notwithstanding, it is understood, a formal submission was previously issued by the resident/land owner of 159 Victoria Street, Summer Hill stating the proposed development, in particular the 5-storey element will result in a view loss of an iconic view, being the city skyline.

SSDA-10371

Trinity Grammar School

Request to Access Property at 159 Victoria Street, Summer Hill

In light of the above, we formally request access, for both Willowtree Planning and Richard Lamb and Associates, to the following property to undertake additional investigations on the visual impacts of the proposed development under State Significant Development Application (**SSD-10371**):

- 159 Victoria Street - Habitable Room (living/dining room or bedroom) in first floor of 159 Victoria Street, with view of Trinity Grammar School.

The investigation will be undertaken, in accordance with the Planning Principle *Tenacity Consulting v Warringah 2004* NSWLEC 140, and will form part of Trinity Grammar School's additional information response in relation to **SSD 10371**.

Further, we request permission to take photos from the abovementioned locations, looking towards Trinity Grammar School, in order to adequately document the existing views when assessed against the proposed development.

The Site Visit will be attended by Richard Lamb of Richard Lamb Associates and a qualified surveyor, for the purpose of accurately establishing the camera location and lens heights.

We would like to arrange the Site Visit at your earliest convenience. Please note, we will require a formal response within **14 days of the date of this letter**.

Please do not hesitate to contact the undersigned on asmith@willowtp.com.au and 0499 888 691 if you have any queries.

Yours faithfully,



Ashleigh Smith
Associate
Willowtree Planning Pty Ltd
ACN 146 035 707