New South Wales Government
Independent Planning Commission

16 August 2021

Karen Harragon
Director
Social and Infrastructure Assessments
Department of Planning, Industry & Environment

via email: karen.harragon@planning.nsw.gov.au

Dear Ms Harragon

Trinity Grammar School Redevelopment (SSD 10371)

I refer to the State significant development application for the Trinity Grammar School Redevelopment (SSD 10371) (**Project**), currently before the Independent Planning Commission for determination.

The Commission requests the assistance of the Department of Planning, Industry and Environment (**Department**) in the Commission's deliberations on the Project.

The Applicant is seeking detailed built form approval. On review of the submitted documentation, the Commission is of the view that the architectural and landscape drawings lack sufficient detail to enable a comprehensive understanding of the Project's proposed built form. From the submitted information, it appears that the information requested in the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the Project on 26 September 2019 has not been comprehensively provided, including the level of detail required on the architectural drawings, sections and elevations, and details clarifying the construction quality, materiality and built form.

To facilitate determination of the Project, the Commission requests that the Department consult with the Applicant seeking timely provision of the information set out in **Attachment A**. Should the Department or the Applicant have any further detailed architectural and landscape drawings that have not already been provided, or information that would assist the Commission, in particular in relation to the Project's proposed built form, please also provide these to the Commission. The Commission requests that this information is provided no later than **5pm** on **20 August 2021**. Please note that exceedance of this deadline may result in delays in the Commission's determination of the Application. If this timeframe cannot be met, the Applicant will need to submit a written request for additional time to the Commission for consideration.

Office of the Independent Planning Commission NSW
Phone (02) 9383 2100 | Fax (02) 9383 2133
Email: ipcn@ipcn.nsw.gov.au

Suite 15.02, Level 15, 135 King Street
SYDNEY NSW 2000

The Commission is also seeking the Department's response to the Questions on Notice taken at the Commission's meeting with the Department on Wednesday 11 August 2021. These questions and requests for additional clarification are set out in **Attachment B**. The Commission requests that the Department provide a response by **5pm** on **20 August 2021**.

Should you require any further information, please contact me on (02) 9383 2100 or via casey.joshua@ipcn.nsw.gov.au.

Yours sincerely,

Casey Joshua
A/Planning Director

Attachment A – Applicant Information

1. Annotated plans (at a scale no less than 1:200) of all new buildings, including RL heights and dimensions that describe the general arrangement and building separation.
2. Annotated elevations (at a scale no less than 1:200) of all new building facades indicating detail of materials. Elevations should not only describe the proposed screen and framed armature but also (separately) the proposed design of the elevation behind the screen.
3. Annotated sections through all new buildings (at a scale no less than 1:200) including RLs and dimensions.
4. Detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality.
5. Details of the interface between the new and proposed infill buildings with the existing buildings. Particular focus is required to enable an understanding of the design approach to the interface between the Quadrangle Building and the new Teaching and Learning Building and also between the New Performing Arts Building, the Assembly Hall and the existing music building.
6. Description of the building refurbishments, including details of any impacts the building refurbishment works will have on the retained/existing facades.
7. Details of the new Jubilee entry: cross sections and long section (at a scale no less than 1:200) of the proposed Jubilee entry, including RLs, connections to adjacent playing fields, schematic barriers required by all relevant codes, proposed landscaping and all proposed structures along the full length of the Jubilee entry.
8. Latest car park plans (at a scale no less than 1:200), including RL heights.
9. Confirmation that the proposed Jubilee Drive car park entrance and internal ramp will meet the applicable Australian Standards.
10. Location and schematic design (including heights) of the exhaust structure servicing the car park.
11. Schematic layout of bicycle parking at the Victoria St and Prospect Rd entries (location and suggested layout).
12. Explanation of Section I-I on Junior School Play area (landscape drawings).
13. Details of planting bed construction, including soil depths.
14. A comparison prepared by the Applicant's heritage consultant of the design of the existing buildings and the Project's proposed design, as discussed at the Applicant's meeting with the Commission on 11 August 2021.
15. Copies of the Applicant's traffic engineer's design amendments, as presented at the Applicant's meeting with the Commission on 11 August 2021 (in particular the crossings and junctions).
16. Confirmation that the existing out of school hours uses, events and proposed community usage in Appendix J to RTS – Amended Schedule of Uses titled "Trinity Grammar School – Summer Hill Campus - Indicative Usage of Facilities as at 24/10/2019" reflects the Applicant's proposed out of school hours uses.

17. Clarification of the extent of natural and mechanical ventilation including air conditioning where relevant.

18. ESD Questions with reference to the Applicant's ESD Report Rev 4, dated 04/02/2020 prepared by ACOR Consulting (ESD Report).

    18.1. Section 4.4 Shading and Daylight of the ESD Report states:"*Preliminary PMDL concept indicates elevation facing Victoria street for west wings are provided with shading element of consisting of perforated mesh. The external shading scheme helps increase natural daylight….*"

    Question: If the screens are shading elements how do they increase natural daylight?

    18.2. "….*whilst minimising unwanted passive solar heat gain and glare for the building*. "

    Question: How do the screens minimise unwanted passive heat gain noting that perforated mesh does not have any effective thermal mass?

    18.3. " *(the screens) facilitate(s) use of glazing without treatment that reduces natural light transmission*".

    Question: How is this the case on the western façade when the screens are applied to limited sections of that façade ?

    18.4. "*The new development and existing founders building forming the quadrangle with high façade area provide passive design features, allowing for enriched daylighting and greater access to external views for occupants*."

    Question: What are these passive design features? Are they features or systems?

    18.5. Section 4.19 Climate Change Projected Impacts of the ESD Report states: "*The development is aware of the following projected climate change impacts and mitigation of these predicted changes will be addressed during detailed design*."

    Question: Referencing the Design Analysis Report Bullet Point 5: Project Objectives, the application is "… *seeking detailed built form approval*." Could the Applicant please provide details of how the Project will respond to these projected impacts and changes?

    18.6. "*The development has addressed these items as detailed in the points 3.1 to 3.18 by the use of:*

    - *Maximising natural cross ventilation.*
    - *Drought tolerant landscaping by indigenous species.*
    - *Stormwater and rainwater capture for irrigation reuse.*
    - *Shading and thermal massing."*

    Question: Has the Applicant carried out modelling and analysis of the strategic planning and detailed Architectural proposal? If so, could the Applicant please provide a copy of the analysis to the Commission?

19. Questions with reference to the Applicant's Fire Engineering Report, dated 3 February 2020, prepared by Arup.

Fire Engineering Strategy for the Arrow Building:

The proposed Arrow Building is rendered as a framed Armature/ scaffold designed to provide horizontal and vertical circulation over many levels.

It appears to connect a series of existing and proposed new infill structures along a North South axis.

Aluminium panels and perforated screens are intermittently positioned along the facade on each level.

19.1. Question: What performance-based fire engineering strategies are being contemplated and how will these impact on the proposed design of the Arrow Building?

19.2. Question: How are the new and existing portions of the campus to be fire separated from each other to avoid new works having an adverse impact on the existing retained structures?

19.3. Question: How will fire separation strategies impact on the design of the Arrow Building?

19.4. Question: Are any or all of the stairs proposed within the Arrow Building required fire escape/exit stairs?

19.5. Noting statement on page 11 of the Architect's Report: "*… existing fire stairs are used as access stairs which is not an ideal scenario*."

Question: If any or all of the stairs proposed within the Arrow Building are required fire escape/exit stairs, how will the requirements for fire isolation/ BCA compliance impact on the visual/ physical design resolution of the Arrow Building facade and their use?

Attachment B – Department Questions on Notice

1. Confirmation that the Department's Major Projects page contains the full set of architectural drawings submitted by the Applicant.
2. Confirmation that the Plans referenced in the Department's recommended conditions of consent are up to date and reflect the Project currently before the Commission.

Office of the Independent Planning Commission NSW
Phone (02) 9383 2100 | Fax (02) 9383 2133
Email: ipcn@ipcn.nsw.gov.au

Suite 15.02, Level 15, 135 King Street
SYDNEY NSW 2000