

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 226

7 June 2022

Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

To whom it may concern,

HERITAGE IMPACT STATEMENT - MODIFICATIONS (MOD 4) TO APPROVED SSD-10371 - TRINITY GRAMMAR SCHOOL – 119 PROSPECT ROAD, SUMMER HILL

INTRODUCTION

Urbis has been engaged by Bloompark Consulting Pty Ltd on behalf of Trinity Grammar School to prepare this brief Heritage Impact Statement letter. This letter has been prepared to accompany a modification (Mod 4) to approved State Significant Development (SSD) Application (SSD-10371) for extension of the proposed Oval 3 basement storage in association with the redevelopment of new teaching and educational facilities at the subject site located at 119 Prospect Road, Summer Hill.

The subject site is listed under Schedule 5 of the *Ashfield Local Environment Plan (LEP) 2013* as item 608: School – headmaster's house and chapel, 119 Prospect Road, Summer Hill, Local Significance. The site is also located in the vicinity of several heritage items and heritage conservation areas, as listed under Schedule 5 of the *Ashfield LEP 2013* and is also located in the vicinity of the C1 The Abergeldie Estate Heritage Conservation Area, Local Significance, as listed under Schedule 5 of the *Marrickville Local Environment Plan 2011*.

Therefore, this report has been prepared to assess the potential heritage impact of the proposed works on the significance of the subject site, and the listed items and heritage conservation area in the vicinity of the site.

Please refer to the Heritage Impact Statement prepared by Urbis (dated 28.08.2020) for site description and historic overview.

PROPOSAL

This proposal seeks modification to the design of the Oval 3 basement storage. These modifications are summarised by PMDL Architecture and Design Pty Ltd as follows:

Trinity Grammar School is seeking approval for additional equipment store space in Oval 3 basement to support the campus' maintenance, co-curricular and other offers.

This modification application proposes to extend the footprint of Oval 3 basement B2 level through additional excavation.

The extended zone will be connected to the carpark via ramps and stairs for ease of transport of equipment. A 300mm drop in level in the extension area is needed to achieve the School's required height clearance for the equipment store.

The extended excavation zone will be resurfaced with natural turf. Thus no material change is proposed on Oval 3 surface level.

Minor changes to services and OSD is required, which includes the relocation of the service plenum, irrigation system and additional OSD storage, however no change to the planning and systems strategy is proposed and there will be no change to the external frontages...

Modifications

2808 DA100-Site Demolition Plan B2 B

Additional zone of excavation at Oval 3 indicated for storage extension in the proposed basement.

2808 DA110 Proposed Site Plan B2 D

Proposed architectural site plan showing extent of additional basement floor space for equipment store.

2808 DA111 Proposed Site Plan B1 G

Proposed architectural site plan showing the surface level of Oval 3. The proposed modification is situated under the oval and no changes are envisaged above ground.

2808 DA150 Proposed Oval 3 Car Park B2 C

Proposed architectural plan showing extent of additional basement floor space for equipment store. A 300mm drop in level in the extension area is required to achieve the School's required height clearance for equipment store. The service plenum is reconfigured and additional OSD introduced to suit new layout. There is no change to the facade, and the Mechanical exhaust plenum and other external fronting elements are not changed thus no impact is envisaged to external facades and frontages. There will be some reconfiguration of car parking spaces along the western row, however total required quantity of car parking as determined in the SSD will be maintained.

2808 DA151 Proposed Oval 3 Car Park B1 F

Proposed architectural plan showing the surface level of Oval 3. Zone of additional works this modification is seeking approvals for is shown dotted. The oval over the additional works will be re-instated with natural turf, other external elements remain consistent with the approved SSD application, thus visually no changes are proposed for this modification.



2808 DA302 Site Sections EE_ FF E

Updated section FF shows the additional zone for equipment store proposed for this modification. The oval over the additional works will be re-instated with natural turf, other external elements remain consistent with the approved SSD application, thus visually no changes are proposed for this modification.

2808 DA334 Site Sections EE C

Updated section FF indicates the additional zone for equipment storage proposed in this modification. The oval over the additional works will be reinstated with natural turf, and other external elements remain consistent with the approved SSD application, thus visually no changes are proposed for this modification.

Urbis has been provided with the architectural plans prepared by PMDL Architecture & Design. The figures below provide an overview of these changes.

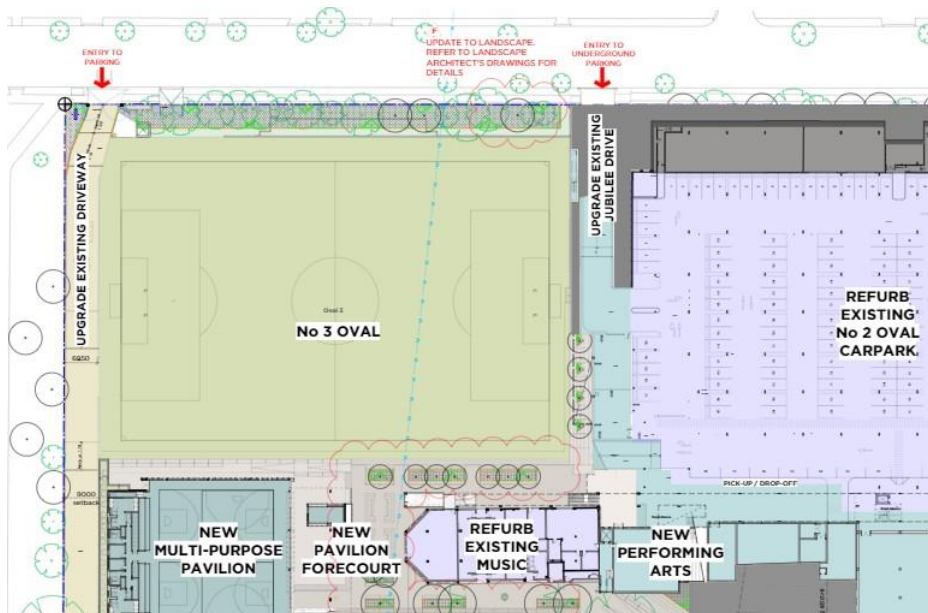


Figure 1: Extract from approved SSD Proposed Site Plan B1.

Source: PMDL Architecture & Design, Drawing No. DA111, February 2022, Issue F.

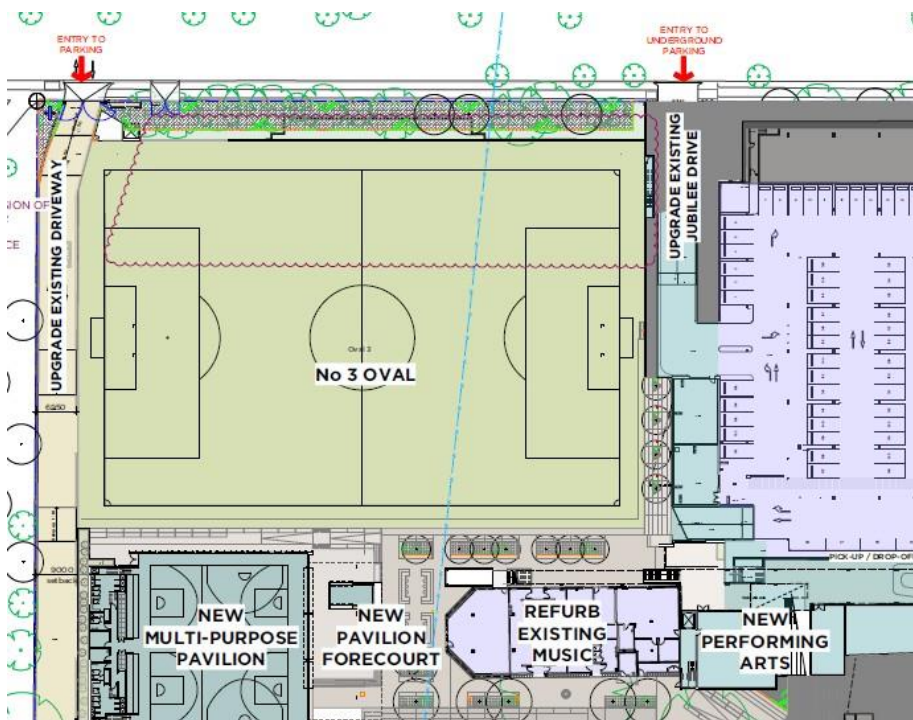


Figure 2: Extract from modified SSD Proposed Site Plan B1.

Source: PMDL Architecture & Design, Drawing No. DA111, May 2022, Issue G.

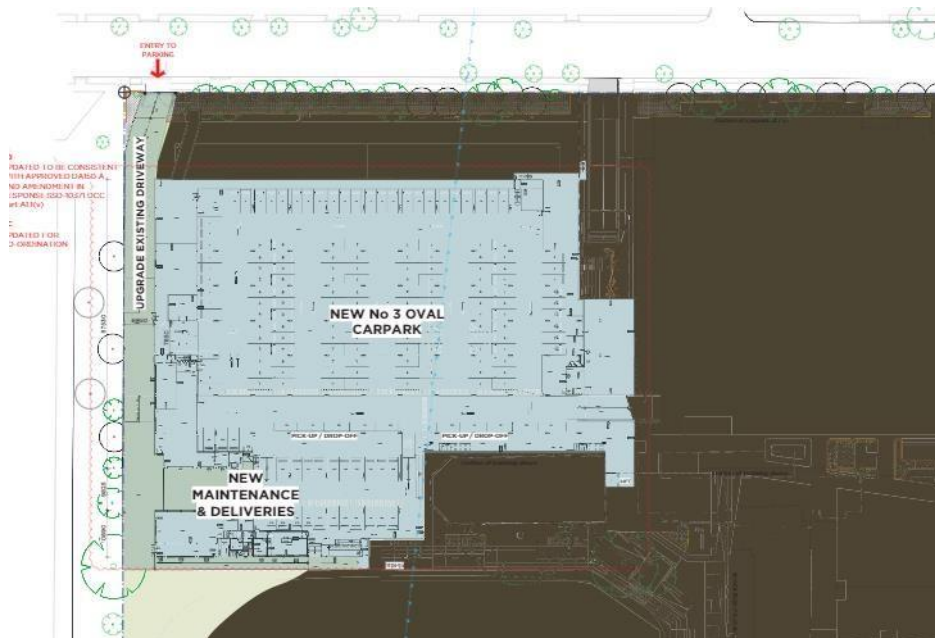


Figure 3: Extract from approved SSD Proposed Site Plan B2.

Source: PMDL Architecture & Design, Drawing No. DA110, December 2021, Issue C.

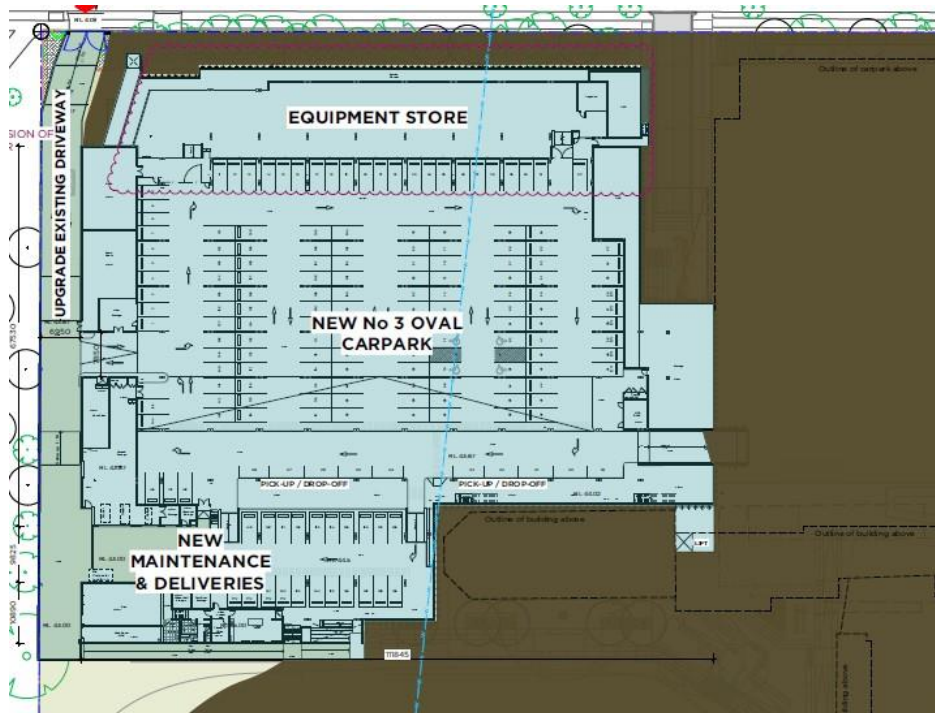
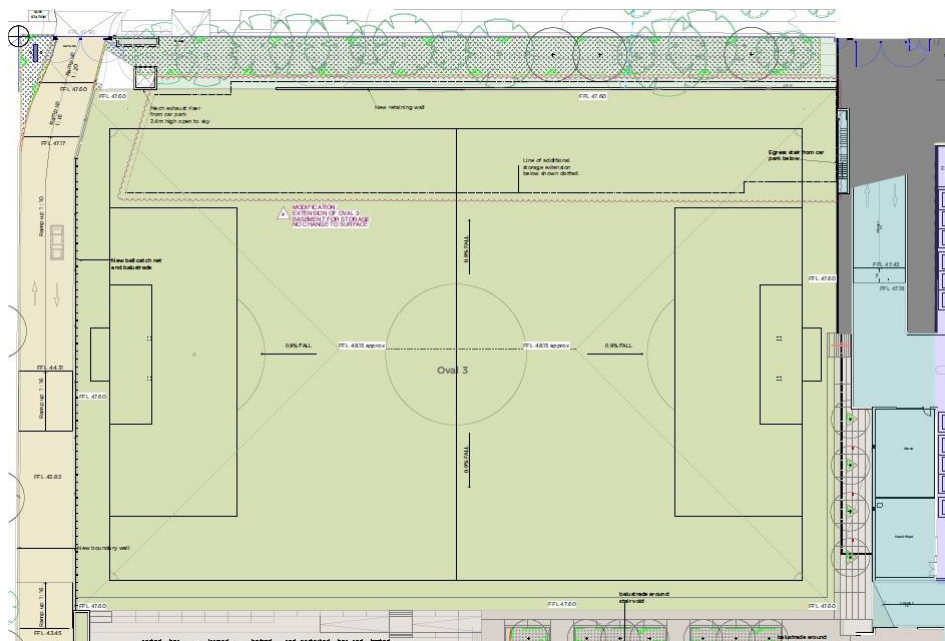


Figure 4: Extract from modified SSD Proposed Site Plan B2.

Source: PMDL Architecture & Design, Drawing No. DA110, May 2022, Issue D.

Source: PMDL Architecture & Design, Drawing No. DA151, April 2022, Issue E.



Source: PMDL Architecture & Design, Drawing No. DA151, May 2022, Issue F.

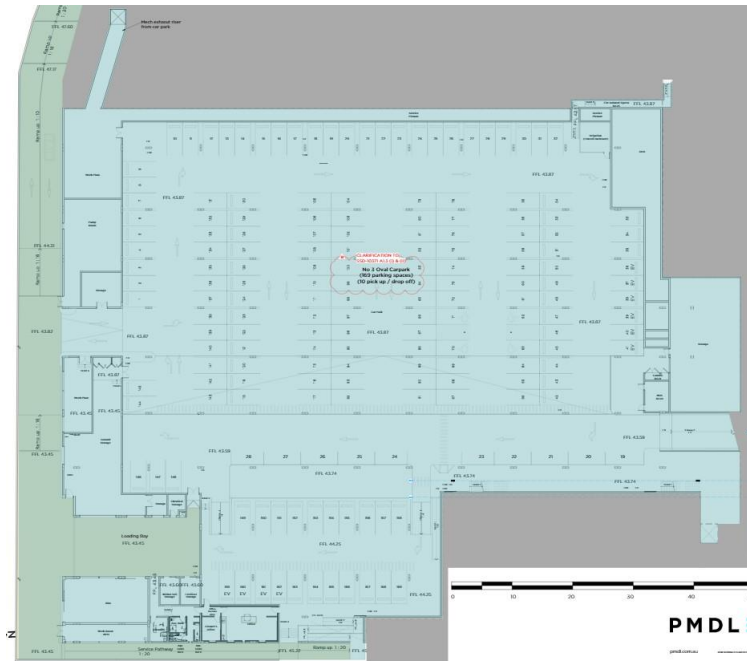


Figure 7: Extract from Proposed Oval 3 Car Park B2.

Source: PMDL Architecture & Design, Drawing No. DA150, November 2021, Issue B.

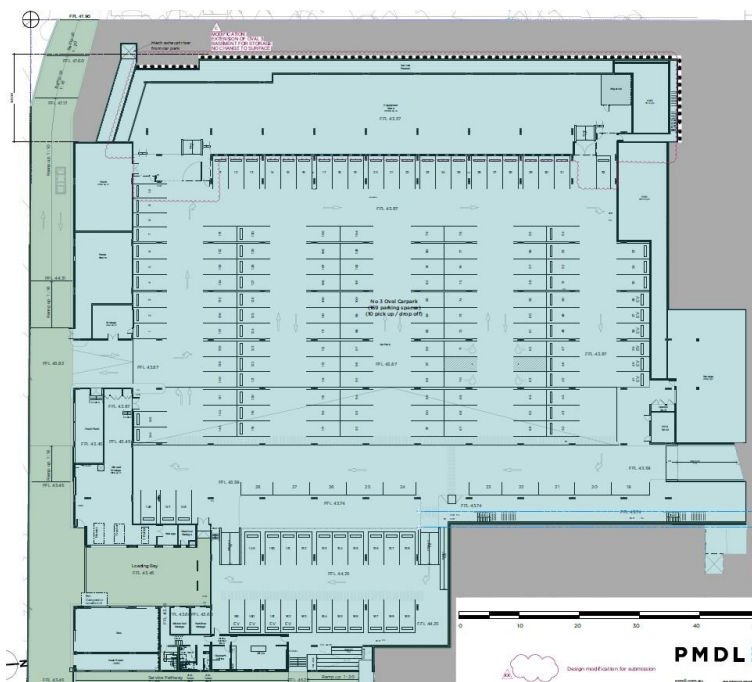


Figure 8: Extract from modified Proposed Oval 3 Car Park B2.

Source: PMDL Architecture & Design, Drawing No. DA150, May 2022, Issue C.

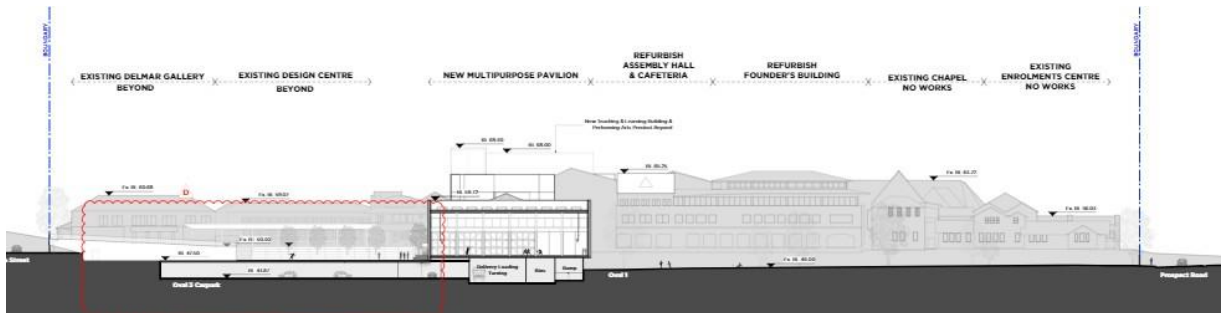


Figure 9: Extract from approved SSD Section FF.

Source: PMDL Architecture & Design, Drawing No. DA302, December 2021, Issue D.

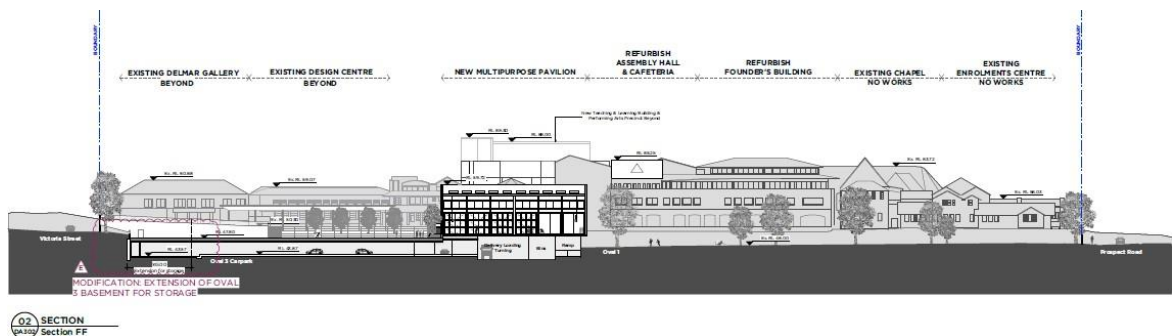


Figure 10: Extract from modified SSD Section FF.

Source: PMDL Architecture & Design, Drawing No. DA302, May 2022, Issue E.

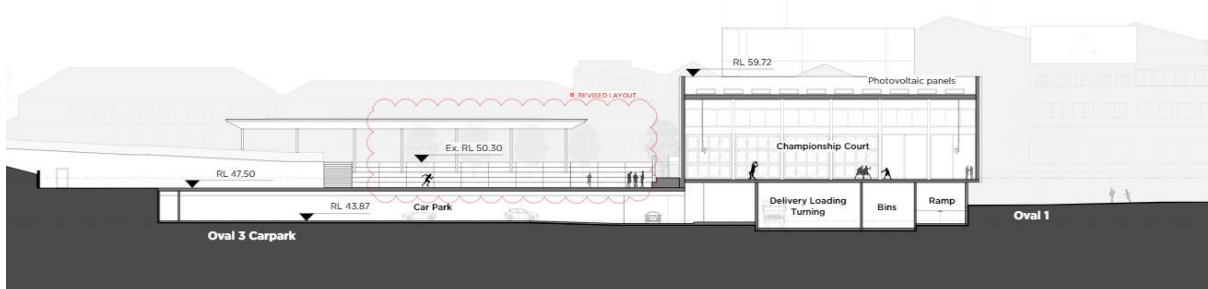


Figure 11: Extract from approved SSD Section EE.

Source: PMDL Architecture & Design, Drawing No. DA334, December 2021, Issue B.

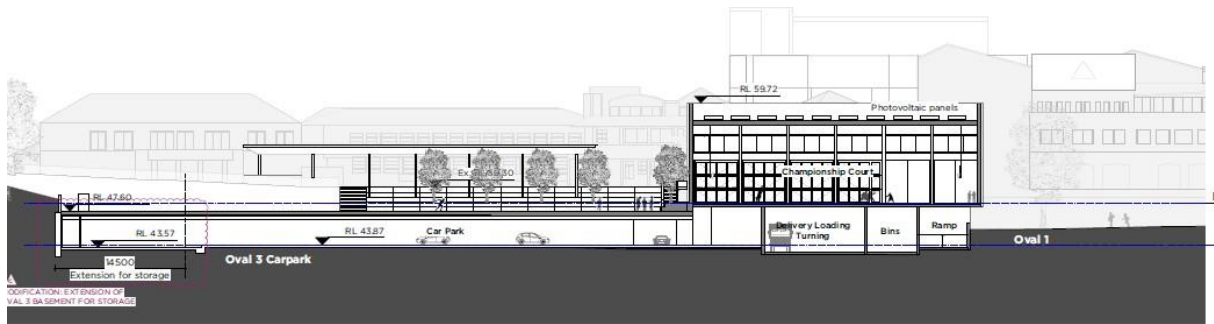


Figure 12: Extract from modified SSD Section EE.

Source: PMDL Architecture & Design, Drawing No. DA334, May 2022, Issue C.

ASSESSMENT OF HERITAGE IMPACT

The Heritage Impact Statement prepared by Urbis in February 2020 established that the significant elements within the subject site include the Headmaster's Residence and the Chapel. In addition, it is considered that the following elements make a contribution to the significance of the site overall:

- Headmaster's Residence and Chapel Garden;
- Chapel Gates and Way;
- War Memorial Chapel Court;
- Dining Hall;
- Presentation of the Quad Building to the Quadrangle; and
- Quadrangle (form).

The proposed modifications to SSD-10371 are for an extension to the Oval 3 basement area as outlined above with no additional works to be undertaken to the noted significant remnant fabric within the subject site.

The proposed extension to the Oval 3 basement will comprise an additional area for excavation in the south-western corner of the subject site. This additional area will be directly alongside Victoria Street, away from the central axis of the site and the noted significant heritage buildings and fabric. The extended area will be supported by a new retaining wall adjacent to the south-western site boundary, directly east of the proposed landscaping bordering the site.

It is noted that this new retaining wall will also support an approximately 300 mm drop in floor level within this extended area necessary to achieve the required height clearance for the intended equipment store. Whilst, as mentioned above, the location of the extension to the Oval 3 basement will be away from the significant heritage fabric and buildings associated with the subject site, consideration should be given to any potential unknown archaeological relics that may be uncovered during the excavation works. An assessment of archaeological potential is beyond the scope of this heritage impact assessment, however, should any archaeological relics be uncovered during the

works a 'stop-work' initiative should be implemented until any relics can be properly recorded in accordance with the Heritage NSW guidelines and as per SSDA conditions.

Additionally, the extension will require minor changes to the proposed services and OSD, including the relocation of the service plenum, irrigation system and additional OSD storage; however, these minor changes will not impact on the planning and systems strategy proposed or external frontages. The relocation of these elements will in turn be confined to within the Oval 3 area and will not encroach upon or visually impact the significant aspects of the subject site.

Lastly, despite the extension to the Oval 3 basement (B2) in the site's south-western corner, there will be no further modifications to the surface level of the Oval itself. The works will be entirely below ground, and no changes will be made to the surface (B1) as visible in the updated architectural plans. The extension area will be resurfaced with natural turf in the same way as the remainder of Oval 3 with no visual distinctions between the areas. Subsequently, there will be no further visual impact on the subject site, the significant heritage buildings and fabric within, and the heritage items located in proximity to the site.

Overall, the proposed changes to the approved SSD in relation to the Oval 3 basement will be minor, will have no direct impact on any significant heritage fabric, and will still be in keeping with the general aims of the Trinity Grammar School redevelopment.

CONCLUSION

The proposed modifications to SSD-10371 in relation to the extension of the Oval 3 basement will be of a generally minor nature and have no adverse impact on the established heritage significance of the subject site.

In accordance with the observations set out in this letter and the Heritage Impact Statement prepared by Urbis in February 2020, the proposed works are supported from a heritage perspective and are recommended for approval.

Yours sincerely,

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

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