

WILLOWTREE PLANNING



13 May 2022
Contact: Richard Seaward

Our Reference: WTJ21-024 MOD
Your Reference: SSD 10371 MOD2

Department of Planning and Environment (DPE)
GPO Box 39
Sydney NSW 2001

Attention: Nima Salek

**PROPERTY AT 119 PROSPECT ROAD AND 50-52 SEAVIEW STREET, SUMMER HILL
LANDSCAPING AMENDMENT FURTHER DETAILS SECTION 4.55(1A) MODIFICATION APPLICATION TO
AMEND SSD 10371
PART 4, DIVISION 4, ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021**

Dear Nima,

Thank you for your recent correspondence in relation to the above modification in relation to the redevelopment of Trinity Grammar School. Modification 2 (MOD2) of **SSD-10371** seeks minor amendments to the landscaping scheme at the School pertinent to design changes, following design development and project coordination of the scheme.

The modification was lodged on 3 March 2022 and we received an initial request for information on 9 March 2022 from Jasmine Tranquille. We subsequently received a formal Request for Further Information (RFI) prepared by Gavin Ho on 8 April 2022 of which we were given until 9 May to respond. This letter is in response to this RFI.

Given the history of the Site we consider it prudent to discuss the response to the RFI at the meeting arranged for Wednesday 4 May 2022 with the Department of Planning and Environment. Our response to the RFI is set out below in the order presented to us:

1. Modification Report and Conditions

a) Update to Modification Report

- i. the modification report be updated to advise clearly of the conditions that are sought for modification (including the plan tables).**

Please see the amended Modification Report which is to be read in conjunction with this letter. The proposed Architectural and Landscaping plans to be modified have been updated. Furthermore, clarification has been provided with an update to planning condition F29.

Notwithstanding, we are willing to work with DPE to modify or discuss any further conditions considered necessary to be modified pursuant to this modification.

ACN: 146 035 707 ABN: 54 146 035 707
Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

- ii. the revised “Appendix 3 – schedule of approved plans” as submitted to the Department on 25 March 2022, identifies eight architectural plan sheets and eleven landscape plan sheets to be modified. However, the revised plan package revised on 25 March 2022 included nine architectural plans and eleven landscape plans. The plans should be updated to be consistent.

Appendix 3 of the Section 4.55 Modification 2 landscaping report has been updated to reflect the plans which are sought to be updated as a result of this Modification. For clarity, and as set out in the Section 4.55 report a number of plans were stamped pursuant to the deferred commencement conditions. No revised consent notice was issued and the plans are not reflected on the extant consent.

For clarity and to ensure this matter is put beyond doubt the proposed modified plans are set out in the tables below:

<i>Landscape Plans prepared by Arcadia Landscape Architecture</i>			
<i>Drawing Number</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
000	G	Coversheet	April 2022
100	G	Landscape Masterplan	April 2022
101	G	Index Plan	April 2022
200	G	Landscape Plan	April 2022
201	G	Landscape Plan	April 2022
202	G	Landscape Plan	April 2022
203	G	Landscape Plan	April 2022
204	G	Landscape Plan	April 2022
205	G	Landscape Plan	April 2022
206	G	Landscape Plan	April 2022
207	G	Landscape Plan	April 2022

<i>Architectural Plans prepared by PDML Architecture</i>			
<i>Dwg No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
DA102	B	Site Demolition Plan L0 + above	11/2/22
DA111	F	Proposed Site Plan B1	1/2/22
DA112	G	Proposed Site Plan L0	11/2/22
DA113	E	Proposed Site Roof Plan	11/2/22
DA131	E	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan B1	11/2/22
DA132	E	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L0	11/2/22
DA151	E	Proposed Oval 3 Car Park B1	27/4/22
DA153	D	Proposed Oval 2 L0	11/2/22

Further, these plans are contained within the updated Section 4.55 Modification Report Composite.

The above Landscaping Plans are contained within **Appendix B**. in addition, the Architectural Plans are contained within **Appendix D**.

- iii. the “Prospect Road Signage” (DA505 Revision C), has been excluded from Appendix 3. It is unclear whether, this is proposed to be modified.

For clarity and to put this matter beyond doubt, this modification does not seek to amend, alter or modify the approved signage.



b) When submitting the revised information required in 1(a), please ensure that files are separated and titled appropriately as per the appendices within the modification report.

The above requested information is included within the requisite appendices within the revised modification report. For clarity these appendices are set out below:

- Appendix 1 – Extant Development Consent SSD10371
- Appendix 2 – Landscaping Plans
- Appendix 3 – Corresponding Architectural Plans
- Appendix 4 – Schedule of Stamped Plans
- Appendix 5 – Arboricultural Report
- Appendix 6 – Heritage Impact Statement

2. Landscaping Modifications

a) Number of trees

Further design development and coordination has resulted in the revision of site tree planting proposal and precinct landscape design. As a result, additional trees are proposed within the site boundary adjacent Oval 2 and facing Victoria St, to provide site perimeter canopy.

We note planning Condition A1(2)(iii) seeks a **minimum** of 67 new trees on the Site. For the avoidance of doubt, 'the Site' comprises Trinity Grammar School (Lot 11 DP 1171965, Lot 5 DP 15765 and Lot 6 DP 15765). The proposed amended landscaping plans continue to provide a minimum of 67 trees within the Site.

In addition, a further five trees are proposed to be located within Yeo Park (Lot 7020 DP 93165) resulting in 73 new trees overall; **of which 68 are located within the Site.**

For the avoidance of doubt, this still maintains planning condition A1(2)(iii) relating to the provision of a minimum number of trees.

Consultation has been undertaken with Inner West Council ('Council') including the species selection and spatial arrangement of the trees in Yeo Park trees which was developed and endorsed in conjunction with Council. This is noted in section 4.5 of the accompanying Section 4.55(1A) Modification Report.

Further details and information can be found within the accompanying Design Statement prepared by Arcadia within **Appendix A.**

b) Landscaping plan correlation

Landscaping Plans Issue G – Masterplan 100 correlates with Issue G – 200 and 203.

Further details and information can be found within the accompanying Design Statement prepared by Arcadia within **Appendix A.**

c) Landscaping Plans

In order to meet RFI request 2(d) relating the tree identification a full reissue of the landscaping drawings is required.

Notwithstanding, in the interests of consistency and to avoid error in the modification and stamped plan process we consider it prudent to seek approval for the whole issue (Issue G).



We note issues have arisen previously in relation to the IPC stamping of the plans through the deferred commencement approval process and we are keen to ensure this is not repeated. Accordingly, we seek approval for the stamping of the full suite of landscaping plans – Issue G which includes the tree identification.

Further details and information can be found within the accompanying Design Statement prepared by Arcadia within **Appendix A**.

d) Tree Identification numbers

Sheet 100 has been updated to include the 68 proposed new trees in accordance with planning Condition A1(2)(iii).

Furthermore, sheet 000 (Cover page) includes a full schedule of the tree planting schedule including the botanic and common name of all 68 trees within the Site and 5 trees outside of the Site.

Further details and information can be found within the accompanying Design Statement prepared by Arcadia within **Appendix A**.

e) Relocated trees

This appears to be a miscommunication in semantics. The ‘trees previously proposed along the Chapel Driveway [which] will be relocated to other locations within the Site ...’ refers to **proposed** trees and not existing trees.

To clarity and to put this issue beyond doubt, no existing trees within the Site or indeed outside of the Site are proposed to be relocated.

f) Chapel Drive trees

The northern side of Chapel Drive is proposed to be left in its existing condition including maintaining existing trees.

g) Removal of Brush Cherry Tree

The **approved** architectural and landscaping plans for the development include the set-back of the boundary treatment on the Prospect Road frontage to allow for additional space for pedestrians at the Chapel Drive entrance. This entrance to the school acts as a major thoroughfare for pupils accessing Trinity bus services, which embark and disembark on Prospect Road. For the avoidance of doubt, this hard landscaping solution was approved under **SSD-10371** and carried forward into the deferred commencement conditions. **Figure 1** below includes a snip from the stamped approved plans pursuant to the deferred commencement conditions and is extant. For clarity, no alterations are proposed to the as approved **built form** or **hard landscaping**.

As a result of design development, two trees have been identified as requiring removal to accommodate the approved hard landscaping design (which has been was approved under **SSD-10371** to allow for improved pedestrian access to Prospect Road during school bus drop off and pick up). **Figure 2** includes a snip from the proposed modified plans.



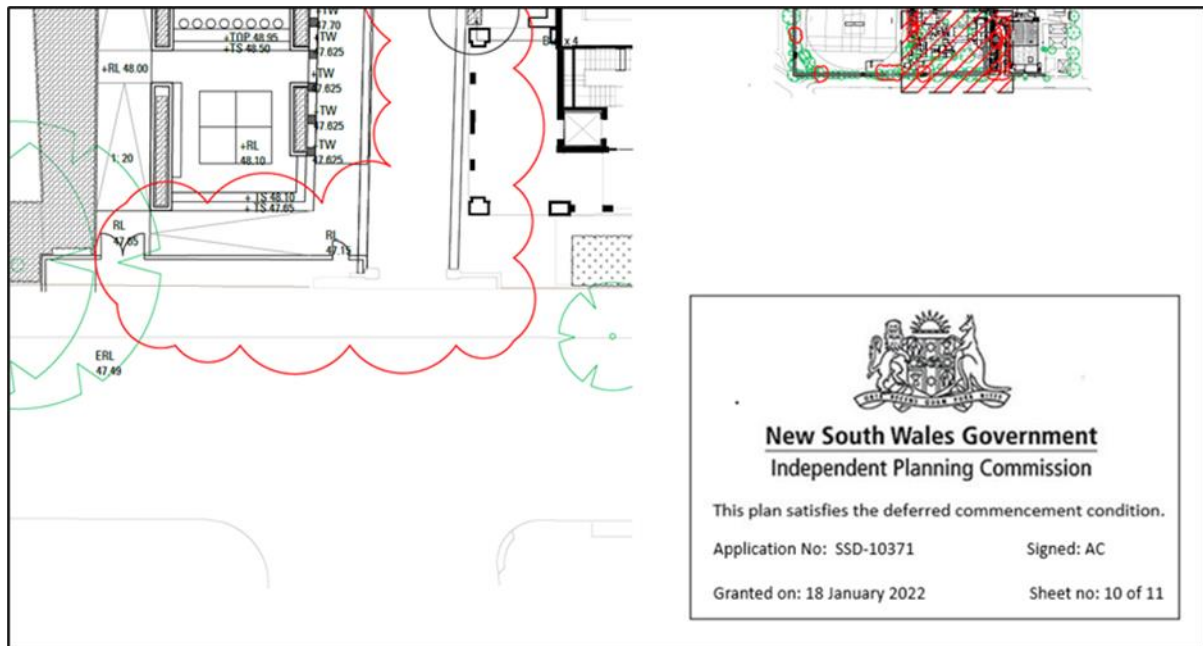


Figure 1 Approved Landscaping Plan

To support the tree removal required to accommodate the as-approved hard landscaping design and improved pedestrian access, an arboricultural report was undertaken to assess the health of the two trees required to be removed. One of these trees, the *Calondendrum capense*, has been recommended for replacement by the consulting Arborist due to its poor health and safety concerns over its declining health. The other tree, the *Syzygium austral*, whilst not in poor health is required to be removed to achieve the as-approved hard landscaping outcome.

Accordingly removal of both trees is required as:

- The recessing of the boundary treatment into the Site will impact on the existing tree root zone and adversely impact on the viability of the trees;
- The two trees are considered co-dependant and thus:
 - The removal of the tree in poor health would disrupt the canopy cover of the remainder tree; and
 - The two trees are read in symmetry with each other and thus the removal of one tree would materially interrupt and harm the appearance of the soft landscaping at this important node into the Site

Thus it is proposed to remove and replace the trees with new tree planting which would be similar in size and scale to the replaced trees on this frontage. The new trees would be within the as approved soft landscaping area and would be of the same species which ties into the prevailing and approved soft landscaping palate at the Site. For the avoidance of doubt, there would be no net loss of trees as a result of this aspect of the modification.



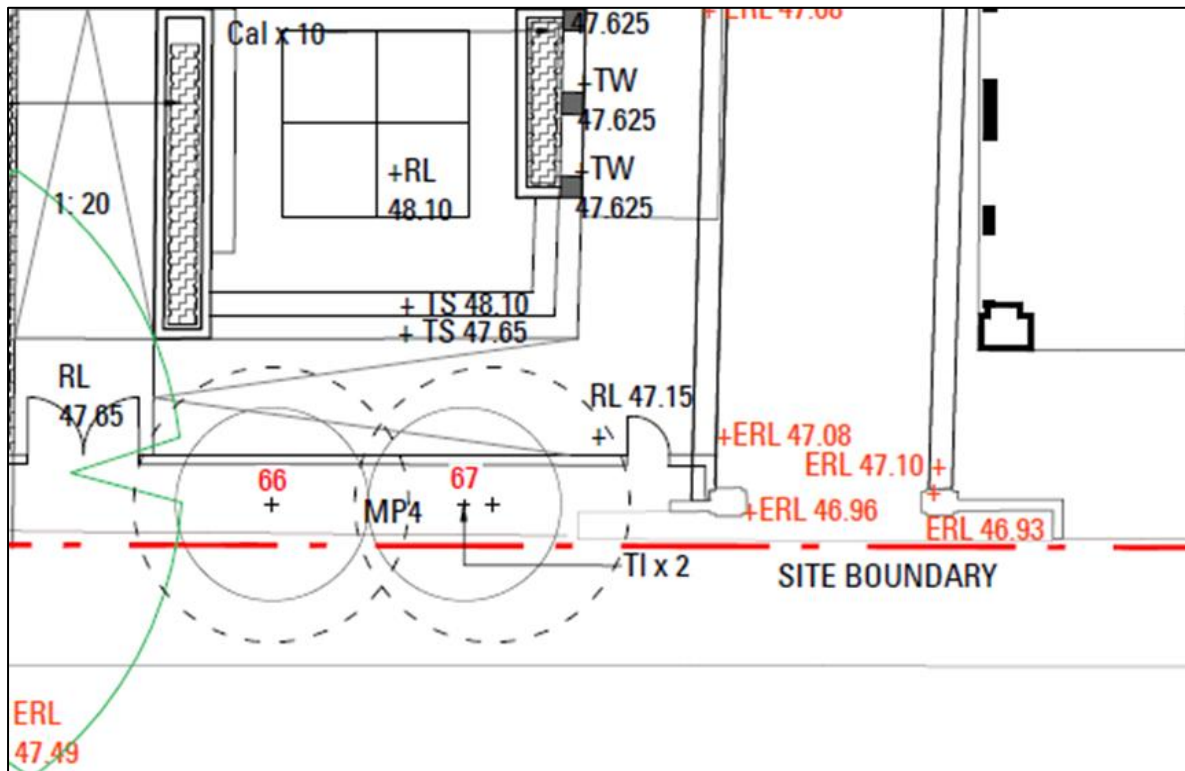


Figure 2 Proposed Landscaping Plan

Further details and information can be found within the accompanying Design Statement prepared by Arcadia within **Appendix A**.

h) Japanese Box Trees

The four existing trees to the northern side of Chapel Drive will be retained and are detailed on sheet 207.

i) Oval Levels

No lowering of Oval 3 levels is proposed as part of this modification. Additional spot heights have been included on the architectural plans for clarity.

3. Architectural Modification

Appendix C contains the architectural response to the RFI.

a) PMDL Memo

PMDL Memo dated 14 March 2022 is attached in **Appendix E**.

b) Substation layout

This is a requirement from Ausgrid. These amendments to the substation plans were amended by Ausgrid. The proposed amended plans have been updated to duly reflect these modifications.

c) changes to 2808 DA132 Revision E

Please refer to PMDL Memo dated 14 March 2022 which is attached in **Appendix E**

d) Spot levels



The updated drawing **2808 DA151 Proposed Oval 3 Car Park B1 E** contained within **Appendix D** shows additional surface RLs along the perimeter edge of Oval 3 at FFL 47.60 as per the modification proposal. The fall of the oval has now been updated and the proposed level, FFL 48.15 approximately at the centre of the Oval is shown.

To put this matter beyond doubt, no alterations or amendments are proposed to the level heights of Oval 3.

We trust this responds to the matters raised in your RFI dated 8 April 2022 in relation to further information requested pursuant to the landscaping modification (MOD2). However, should you require any further information please do not hesitate to contact Richard Seaward, Senior Planner on 0497 621 310 or rseaward@willowtp.com.au.

Your sincerely,

A handwritten signature in black ink, appearing to be 'R. Seaward', with a small dot at the end.

Richard Seaward
Senior Planner
Willowtree Planning Pty Ltd



APPENDIX A - LANDSCAPING RESPONSE TO RFI



APPENDIX B - LANDSCAPING PLANS





APPENDIX D- ARCHITECTURAL PLAN



