

# PMDL



## MEMO

DATE	24/08/2021	JOB	2808	PAGES	1 of 10
PROJECT	Trinity Grammar School The Renewal Project SSD				
TO	Peter Brogan				
COMPANY	Bloompark Pact				
FROM	PMDL				
REFERENCE	Response to IPC letter dated 16 August 2021.				

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In response to the relevant items raised in the letter from the IPC noted above, we advise as follows:

IPC Item	
1	<p><b>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.</b></p>
	<p>Response:</p> <p>All plans on the departments website showing the requested information.</p> <p>Additional 1:200 plans of Oval 2 and 3 carpark and oval levels has been included in this IPC Response.</p> <p>Drawing List</p> <p>2808 DA150 Proposed Oval 3 Car Park B2 A</p> <p>2808 DA151 Proposed Oval 3 Car Park B1 A</p> <p>2808 DA152 Proposed Oval 2 Car Park B1 A</p> <p>2808 DA153 Proposed Oval 2 LO A</p> <p>The following 1:200 plans are updated drawings of the submitted SSD drawings:</p> <p>2808 DA123 Proposed T&amp;L Precinct Plan L2 B</p> <p>2808 DA124 Proposed T&amp;L Precinct Plan L3 B</p> <p>2808 DA125 Proposed T&amp;L Precinct Plan L4 B</p> <p>2808 DA126 Proposed T&amp;L Precinct Roof Plan C</p> <p>2808 DA133 Proposed Performing Arts Precinct &amp; Multipurpose Hall Plan L1 B</p> <p>2808 DA134 Proposed Performing Arts Precinct &amp; Multipurpose Hall Plan L2 B</p> <p>2808 DA135 Proposed Performing Arts Precinct &amp; Multipurpose Hall Plan L3 B</p>

NSW Nominated Architects:  
Andrew Pender 5317  
David Morris 5865  
Vicki van Dijk 9476

PMDL Architecture & Design Pty Ltd  
ABN 56 062 961 317  
PMDL Architecture & Design HK  
Limited



IPC Item	
2	<b>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.</b>
	Response: Please find accompanying this memo a set of 1:200 elevations of new building facades as requested by the IPC. Drawing list 2808 DA320 Building Elevations A 2808 DA321 Building Elevations A 2808 DA322 Building Elevations A
3	<b>Annotated sections through all new buildings (at a scale no less than 1:200) including RLs and dimensions.</b>
	Response: Please find accompanying with this memo set of 1:200 sections as requested by the IPC. Drawing list 2808 DA330 Site Sections AA A 2808 DA331 Site Sections BB A 2808 DA332 Site Sections CC A 2808 DA333 Site Sections DD A 2808 DA334 Site Sections EE A
4	<b>Detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality.</b>
	Response: Please find accompanying this memo set of 1:20 wall sections as requested by the IPC, demonstrating typical cladding, window and floor details to T&L building. Drawing list 2808 DA400 Detail 1 A 2808 DA401 Detail 2 A
5	<b>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.</b>

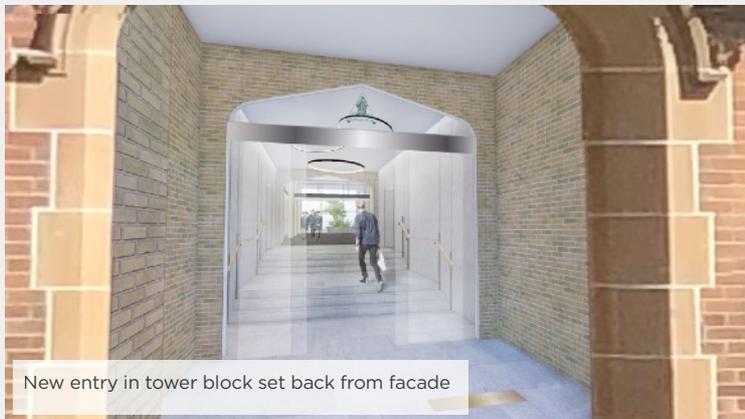


IPC Item

Response:

New Teaching and Learning Building and Quad Building

Intervention to the Quadrangle building is proposed through the Tower block to create a new entry to the Library in the new T&L building. This will provide a key connection between the Quadrangle court and the new development. The Quadrangle building will be re-fitted to contain spaces to support the Library functions, and house a number of administration offices and staff rooms as part of the re-furbishment works.



Existing fabric of the Quad building is to be retained at the interface with the new T&L development. The glazed facade and skylight proposed at the junctions along the interface of new and old buildings will be carefully detailed in design development. The intent of using glazing to the junctions is to touch lightly the existing building, as well as maximising opportunity to bring in natural light to an otherwise deep floor plate. See Building Section DA and Wall section drawing DA401 demonstrating design intent.

New Performing Arts Building with the Assembly Hall and the existing music building

The New performing arts building infill will contain a number of functions such as the black box theatre, new assembly hall lobby and T&L spaces. The infill building will connect to the existing Music building to the south, and Assembly Hall to the west.

To the music building, the southern lift and egress stairs block will sit against the existing building. Refer to section DA330. The new masonry facade will provide the necessary separation, both as a fire strategy and an architectural treatment against the existing building. It will also assist in the mean to shroud any inconsistencies in the existing facade.

To the east of the infill building, the new development will create internalised spaces such as the assembly hall lobby and teaching and learning spaces against the Assembly building. From the south east elevation, the new addition will be a framed protruding glazed box, with vantage out to oval 1. Please see updated elevation drawing DA321.



IPC Item	
6	<p><b>Description of the building refurbishments, including details of any impacts the building refurbishment works will have on the retained/ existing facades.</b></p>
	<p>Response:</p> <p><u>Quadrangle</u></p> <p>Internal layout of Quadrangle building will be re-configured to suit proposed T&amp;L spaces, offices and staff rooms. Much of existing building fabric is retained, except for a staircase to the NW corner. It will be removed and replaced with connection to the Library.</p> <p>Upgrade to existing glazing is proposed to bring them up to current standards.</p> <p>New entry doors in the tower block is set back from facade to retain the existing language at the ground plane.</p> <p><u>Founders</u></p> <p>The existing ground floor of Founders building will be stripped back to the structure to become an open, undercover space to hold lockers.</p> <p>Works at upper level included converting existing library to staff common room, and upgrades to classrooms and staff rooms. Minimal impact to existing facade is anticipated.</p> <p><u>Music</u></p> <p>The existing undercroft area of the Music building will be infilled to become change facilities and offices. The infill wall will be in a panellised treatment similar to the other new facades on site.</p> <p>At the upper two levels, internal music rooms will be reconfigured to improve circulation and supervision. 3 new openings on the western facade are proposed to link to the new arrow building walkway as part of the overall site egress strategy.</p> <p>Upgrade to existing glazing is proposed to bring them up to current standards.</p>



IPC Item	
7	<p><b>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.</b></p>
	<p>Response:</p> <p>Please find accompanying updated 1:200 plans and sections for the Jubilee entry as requested by the IPC,</p> <p>Drawing list</p> <p>2808 DA153 Proposed Oval 2 LO A</p> <p>2808 DA340 Jubilee Sections A</p> <p>In design development a number of items has been developed since SSD submission documents. These include -</p> <ul style="list-style-type: none"><li>- Achieving 1:20 walkway for pedestrian access at Jubilee entry</li><li>- Safety measures such as balustrades and low wall between the driveway and walkway are clearly annotated and picked up.</li><li>- The pergola structure has been developed further to an improved scale and form to speaks which will picks up the finishes of the metal screens proposed on the main building.</li></ul>  <p>Updated Jubilee entry perspective</p>



IPC Item	
<b>8</b>	<b>Latest car park plans (at a scale no less than 1:200), including RL heights.</b>
	<p>Response:</p> <p>Please find accompanying updated 1:200 plans of oval 2 and 3 car for the Jubilee entry as requested by the IPC,</p> <p>Drawing list</p> <p>2808 DA150 Proposed Oval 3 Car Park B2 A</p> <p>2808 DA151 Proposed Oval 3 Car Park B1 A</p> <p>2808 DA152 Proposed Oval 2 Car Park B1 A</p> <p>2808 DA153 Proposed Oval 2 LO A</p> <p>In design development a number of items has been developed since SSD submission. These include:</p> <ul style="list-style-type: none"><li>-Finalisation of mechanical exhaust system. A 2.4m high exhaust plenum has been developed at the south western corner of Oval 3. This plenum will be a masonry block structure to match existing retaining walls along the nature strip backing to Victoria street for consistency.</li><li>-Layout update to grounds and storage area.</li><li>-Introduction of new egress path at the north western corner of oval 3 carpark to significantly improve egress strategy.</li><li>-Updated carpark layout across 2 ovals. The overall strategy and general layouts remain the same, however with input from the consultant team on developed spatial requirements, the parking layouts have slightly adjusted between the 2 carparks.</li></ul>
<b>9</b>	<b>Confirmation that the proposed Jubilee Drive car park entrance and internal ramp will meet the applicable Australian Standards.</b>
	<p>Response:</p> <p>With Street Level Strategies input, we can confirm the driveway and internal ramps are compliant as per AS2890.1</p>
<b>10</b>	<b>Location and schematic design (including heights) of the exhaust structure servicing the car park.</b>
	<p>Response:</p> <p>A 2.4m high exhaust plenum at the south western corner of oval 3 is proposed through the design development process. This plenum will be a masonry block structure to match existing retaining walls along the nature strip backing to Victoria street for consistency. See drawing 2808 DA151 Proposed Oval 3 Car Park B1 A</p>



IPC Item	
11	<b>Schematic layout of bicycle parking at the Victoria St and Prospect Rd entries (location and suggested layout</b>
	<p>Response:</p> <p>Please find accompanying this memo site 2808 DA160 Schematic Bicycle Parking Plan A as requested by the IPC. The 3 locations nominated for bicycle parking are-</p> <ul style="list-style-type: none"><li>-From Prospect Road Ceremonial Access - under existing awning on Centenary Gym court</li><li>-From Prospect Road existing southern Access - under existing Founders colonnade</li><li>-From Victoria Street Jubilee Access - At the end of Jubilee Entry</li></ul> <p>End-of-Trip Facilities are identified on the plan.</p>
18.5.	<p><b>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."</b></p> <p><b>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?</b></p>



IPC Item

Response:

**4.19 Climate Change Projected Impacts**

**The development is aware of the following projected climate change impacts and mitigation of these predicted changes will be addressed during detailed design:**

**Hotter Days and Extreme heat waves**

- Given the micro-climate , natural ventilation is utilised wherever possible, however mechanically conditioned spaces are required to respond to the extreme weather days. Mechanical plant equipment will be selected to be as energy efficient as possible, and to minimise long term environmental and monetary costs. This strategy aligns with the principle's outlined in the ACOR ESD Report (Rev.04 issued 04/02/2020) submitted as part of the SSD application for the project and JHA's IPC memo.
- Covered outdoor spaces-maximising outdoor covered areas is a key design to offer essential refuge during the harsh summer conditions, wet weather and form part of a sequential shelter linking school programs.
- Implement natural turf on Oval 3, and use roof finished with high SRI's to reduce heat island effects.

**Extended Drought Periods**

- Additional rainwater storage proposed for the Renewal Project for reuse
- Improve irrigation systems for the oval and landscape areas.
- Select native plants that are highly drought tolerant and suitable for the local climate.
- Select low flow fittings and equipments for the Renewal Project development.

**Extreme Rainfall Events**

- The site's drainage system has been designed to cater for the 1%AEP event (similar to 1:100 Years ARI) and in accordance with Inner West Council standards. These controls reduce the flows to less than the pre-developed flows from site which ultimately reduces flows to the downstream stormwater network.
- In case of failures of the stormwater component emergency overland flow paths will be provided to drain the flows safely.



IPC Item
<p>Continued</p> <p><b>Gustier Wind Conditions</b></p> <ul style="list-style-type: none"><li>• Ensure that building materials (façade, roofing) are resistant to hail and can withstand high wind speeds (based on wind study during detailed design).</li></ul> <p><b>Effects on material selection, landscape design and social equity</b></p> <ul style="list-style-type: none"><li>• Prioritise locally-sourced materials where possible, look for suppliers with strong social and ethical initiatives such as RAP, sustainability targets and clear supply chains.</li><li>• Celebrate local culture, heritage and identity through elements in landscape design, signage and wayfinding and art and memorials.</li><li>• Accessibility across the Renewal Project development will be achieved, however the project team will continue to work with client and project team to develop an inclusive environment for all of its users.</li></ul>



## Response to IPC Drawing List

Drawing	Rev	Status
2808 DA123 Proposed T&L Precinct Plan L2 B	B	UPDATE
2808 DA124 Proposed T&L Precinct Plan L3 B	B	UPDATE
2808 DA125 Proposed T&L Precinct Plan L4 B	B	UPDATE
2808 DA126 Proposed T&L Precinct Roof Plan C	C	UPDATE
2808 DA133 Proposed Performing Arts Precinct & Multipurpose Hall Plan L1 B	B	UPDATE
2808 DA134 Proposed Performing Arts Precinct & Multipurpose Hall Plan L2	B	UPDATE
2808 DA135 Proposed Performing Arts Precinct & Multipurpose Hall Plan L3	B	UPDATE
2808 DA150 Proposed Oval 3 Car Park B2 A	A	NEW
2808 DA151 Proposed Oval 3 Car Park B1 A	A	NEW
2808 DA152 Proposed Oval 2 Car Park B1 A	A	NEW
2808 DA153 Proposed Oval 2 LO A	A	NEW
2808 DA160 Schematic Bicycle Parking Plan	A	NEW
2808 DA320 Building Elevations	A	NEW
2808 DA321 Building Elevations	A	NEW
2808 DA322 Building Elevations	A	NEW
2808 DA330 Site Sections AA	A	NEW
2808 DA331 Site Sections BB	A	NEW
2808 DA333 Site Sections DD	A	NEW
2808 DA334 Site Sections EE	A	NEW
2808 DA340 Jubilee Sections	A	NEW
2808 DA400 Indicative Detail 1	A	NEW
2808 DA401 Indicative Detail 2	A	NEW

Yours faithfully,

**Sue Cai**  
**PMDL**

Associate

Reg# 10802