

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

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

24 August 2021

Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

To whom it may concern,

## **TRINITY GRAMMAR SCHOOL (SSD-10371)**

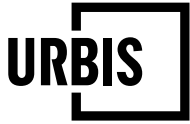
This letter has been prepared for consideration to the Independent Planning Commission for the Trinity Grammar School redevelopment. Specifically, this letter responds to a Council request for a Conservation Management Plan (CMP) for the entire subject site.

The listed heritage item is identified only as the Headmaster's House and Chapel. Urbis agrees that these buildings are of heritage significance. A CMP for these elements would assist in guiding their ongoing management from a heritage perspective. However, given the application has no notable impacts on either element, such a CMP could be appropriately prepared in response to a Condition of Consent.

None of the other buildings on the school site are identified in the listing. Even so, on Monday the 10th of August 2020 Urbis agreed with Council to undertake additional heritage research and prepare a Heritage Assessment which addressed the pre 1965 Buildings on the site (Section 4.4 of the Heritage Impact Statement [HIS]).

In response to this Urbis undertook further research on the pre 1965 Buildings. Urbis also re-evaluated the ways in which the buildings were graded in the original HIS. Gradings of significance as recommended by Heritage NSW (and modified by Urbis) have been applied to each building and a graphic representation of these gradings is provided at Section 4.7 of the HIS.

The Dining Hall and the North Quad Building were constructed in the mid-20th century in a Tudor Revival Style. The style of the buildings, though anachronistic, are indicative of the institutional use of the place. They further generally complement the setting of the significant items described above. These items therefore have contributory aesthetic value and are identified as moderately significant. Both buildings have therefore been treated sensitively in the proposed design to ensure that contributory values are retained. It is not considered that a CMP process for these elements is necessary or would have any impact on the already sympathetic proposal.



Following further research on all other post 1965 buildings on the site, there was no indication that any had any specific heritage value under any criteria and are not considered worthy of retention from a historic, aesthetic or amenity perspective. There is no value in preparing a CMP for these items which do not require retention in the scheme from a heritage perspective.

The IPP's letter of 16 August 2021 required that we compare the design of the existing buildings, proposed to be replaced, with the new design from a heritage perspective. The buildings to be replaced represent pedestrian mid – late 20th century construction of no particular design quality. Subject to detailed design development there is no reason, from a heritage perspective, that greater design quality, that aligns more appropriately to the school's ambitions and educational philosophy, cannot be achieved with the new proposal. We confirm that all those built elements, that make a defining contribution to the place's identified heritage significance, are being retained.

Please do not hesitate to contact the undersigned if you require anything further.

A handwritten signature in black ink, appearing to read "Jonathan Bryant". The signature is stylized and fluid, with a large initial "J" and "B".

Jonathan Bryant  
Director  
+61 2 8233 9903  
jbryant@urbis.com.au