

SCEGGS Darlinghurst - Masterplan

215 Forbes Street, Darlinghurst

State Significant Development Application (SSD 893)
Response to Submissions

Supplementary Statement of Heritage Impact

Prepared for
SCEGGS Darlinghurst



September 2019 • Issue P5
Project number 18 0104

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1 INTRODUCTION

1.1 Background and purpose of the report

This Supplementary Statement of Heritage Impact has been prepared to accompany a Response to Submissions, for the proposed masterplan and redevelopment of the Sydney Church of England Girls' Grammar School, Darlinghurst (SCEGGS) site at 215 Forbes Street, Darlinghurst.

The State Significant Development is for:

- a Masterplan Concept Development Application for building envelopes, building locations and land uses across the campus, to guide development over the next 20 years, and;
- a Stage 1 Detailed Design Proposal for the first stage of works, comprising the replacement of Wilkinson House with a new building.

SCEGGS Darlinghurst submitted a State Significant Development Application (SSD 8993) to the NSW Department of Planning and Environment (DPE) in February 2019 proposing the SCEGGS Darlinghurst Masterplan 2040. Following exhibition and notification of SSD 8993, the DPE issued a Response to Submissions (RtS) letter dated 12 April 2019.

Submissions were received from Government agencies and the public. In addition, the NSW Department of Planning & Environment also undertook a preliminary assessment of the EIS and requested that matters raised by them be addressed. In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Applicant is required to respond to all issues raised and where necessary revise the submission documents.

SCEGGS Darlinghurst has provided additional information and proposed some design amendments in order to address the issues and concerns raised. This report assesses the heritage impacts of:

- amendments to the envelope of the proposed Administration Building;
- amendments to the envelope of the proposed Multi-Purpose Building;
- the proposed new Wilkinson House Building.

A detailed response to submissions is included at Appendix A.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

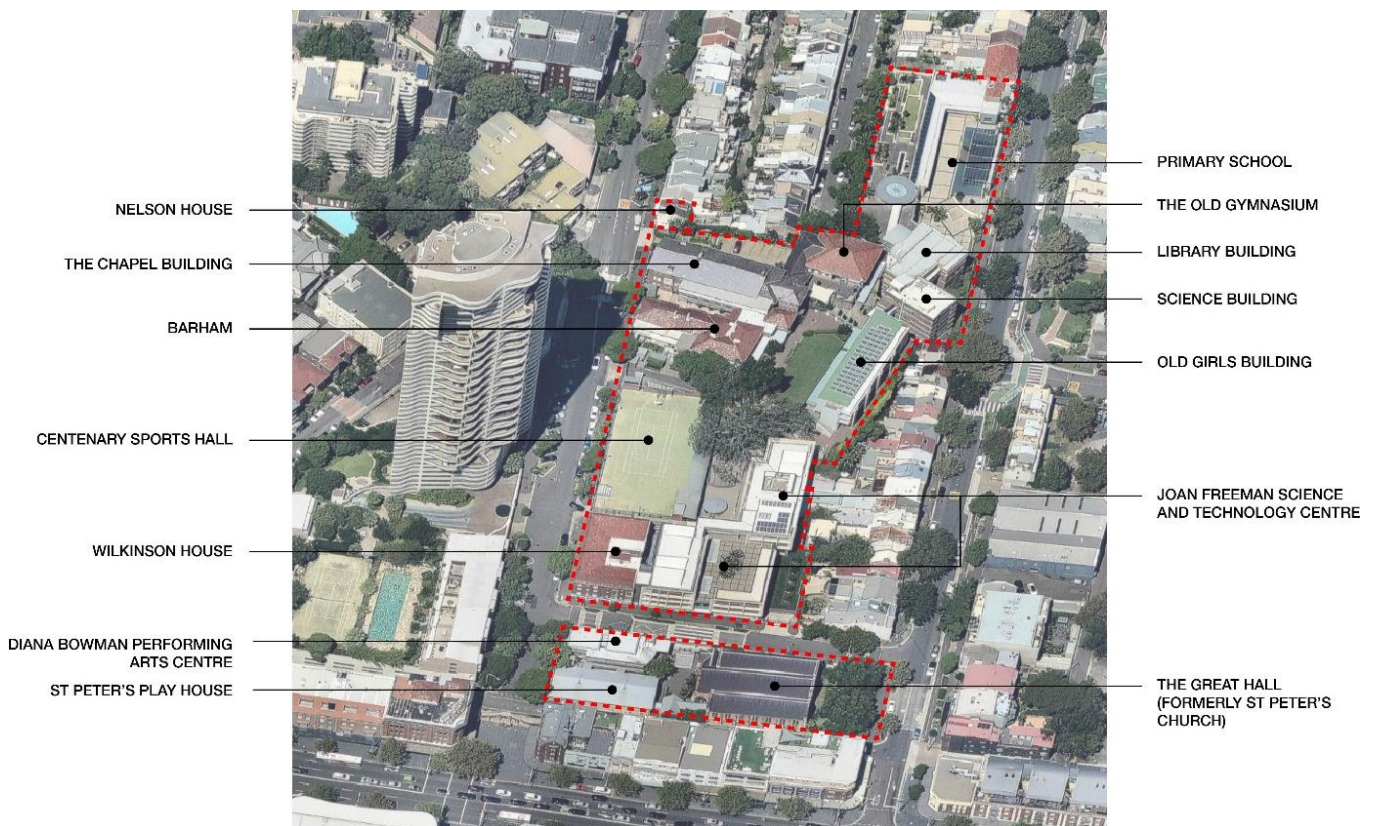
1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist, Sarah-Jane Zammit, Heritage Specialist and reviewed by George Phillips, Practice Director, of Tanner Kibble Denton Architects.

1.4 Site location and description

SCEGGS Darlinghurst is located east of the Sydney CBD in the inner-city suburb of Darlinghurst, in a predominately residential area, largely comprising Victorian terrace houses and interwar apartments. The school is bound by St Peter's Lane to the north, Forbes Street to the east and Bourke Street to the west. The campus is intersected by St Peters Street, which is used by the school as a thoroughfare during school hours to access the Diana Bowman Performing Arts Centre and the School's Great Hall (formerly St Peter's Church).

SCEGGS is comprised of a Secondary and Primary School, with the Secondary School accessed from Forbes Street. There are two entrances on Forbes Street – the Green Gate which is the formal School entrance and the Jacaranda Gate, located further north between Barham and the Centenary Sports Hall. There is a secondary entrance on Bourke Street which also serves as the Primary School entrance. There are fourteen buildings within the whole SCEGGS Darlinghurst campus. Built at various times prior to and during the School's occupation of the site, most of the buildings are multi-purpose academic buildings, with the others housing staff and administration, sporting and performance spaces. The buildings which are the subject of the proposed works of this masterplan include *Barham*, the *Chapel Building*, the *Old Gymnasium*, the *Science and Library Buildings* and *Wilkinson House*.



1 Aerial photograph of the SCEGGS Darlinghurst site.
Source: Nearmaps with TKD Architects overlay.



1.5 Heritage management context

SCEGGS Darlinghurst is locally listed and is within the C13 East Sydney Special Character and Conservation Area. The School's assets include the State listed St Peter's Church Precinct.



- 2 Relationship of the subject site to the adjacent heritage items and Heritage Conservation Areas
Source: Nearmaps with Tanner Kibble Denton Architects overlay, 2017

Heritage listed School assets

Item	SHR	Sydney LEP
St Peter's Church and Precinct, Bourke Street	00148	I300
Sydney Church of England Girls Grammar School group including Barham, Chapel Building and Wilkinson House and their interiors and grounds, 215 Forbes Street	—	I301
'Nelson House', including interior, 217 Forbes Street	—	I303

2 DESCRIPTION OF THE PROPOSAL

2.1 Administration Building

2.1.1 Background

The Development Application proposal for the new Administration Building involves the following:

- Demolition of the later ad hoc additions to *Barham*, including laundry extension to the east and administration spaces to the south-west.
- Restoration of *Barham*, including the reinstatement of the early verandah configuration.
- Construction of a three storey Administration Building fronting Forbes Street.
- Enhancement of the Forbes Street entrance to the school and enhancement of the connection through to the main lawn at the heart of the School.

The key built form issues which were raised concerning the proposed Administration Building were:

- Bulk and scale
- Street alignment
- Impacts on views
- Impacts on Barham and the Chapel Building

2.1.2 Revised Proposal

In response to the issues raised in relation to bulk and scale, SCEGGS is proposing to reduce the overall height of the Administration Building. The street parapet has been lowered to the approximate gutter level of the adjacent Chapel Building.

The proposed bulk and scale of the revised Administration Building is appropriate to its setting. The functions accommodated in the later various accretions will be relocated into a considered and purpose designed building, which will allow for the removal of the ad hoc additions and the removal of infill to the verandahs. While the Administration Building is larger than the existing eastern additions to Barham, its height and scale is in keeping with the surrounding buildings and below the permitted 15 metre height limit. The new building will generally sit below the roof level of the Chapel Building. It is intended that it is built to the street alignment conforming with historic development in the area.



- 3 Elevation drawing describing the reduction in height of the proposed Administration Building, viewed from Forbes Street. The original height is dotted in red.



- 4 Elevation drawing describing the reduction in height of the proposed Administration Building, viewed from the north. The original height is dotted in red. The addition is visually and physically separated from the historic residence.



5 View from Forbes Street towards the revised Chapel Building and the south-eastern corner of Barham.



6 View towards the northern elevation of Barham from Forbes Street.

2.2 Multi-Purpose Building

2.2.1 Background

The Development Application proposal for the new Multi-Purpose building involves the following:

- Demolition of the *Old Gymnasium* (1925) at the northern end of Thomson Street
- Demolition of the west end (including later additions) to the *Chapel Building* (1901 and later additions c1925)
- Demolition of the *Library and Science Building* (1967 and 1970 – with later 1992 additions)
- Construction of a six storey Multi-Purpose building fronting Bourke Street

The key built form issues raised concerning the Multi-Purpose Building were related to:

- Excessive bulk and scale.
- Excessive height.
- Lack of setbacks to the boundary and street.
- Impact on views.

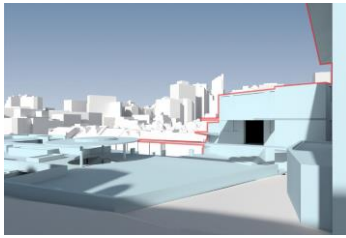
2.2.2 Revised Proposal

In response to the issues raised, SCEGGS Darlington proposes to amend the design of the proposed Multi-Purpose Building envelope in response to issues raised relating to views, built form and scale.

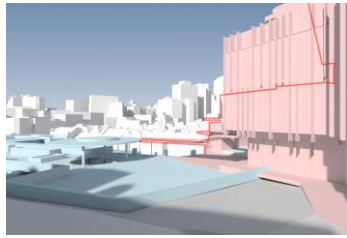
The envelope of the new building is proposed to be modified to generally follow the envelope of the existing buildings on Bourke Street so that there is minimal additional built environmental impact to neighbours.

Along Bourke Street and Thomson Street, the proposed building envelope is lower than the permitted 15 metre height limit to better relate to scale of the neighbouring residences.

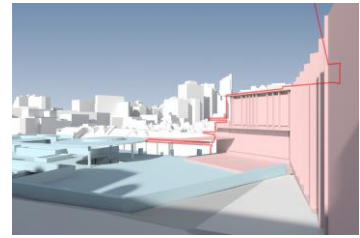
In order to partly offset the loss of floor area resulting from the reduced height, a modified envelope at the upper levels is proposed which generally fits within the envelope of the existing *Science and Library Buildings*.



Existing view

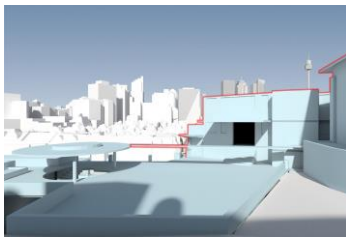


Submitted DA design

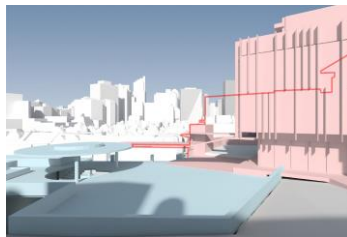


Amended design

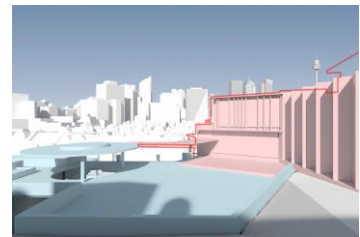
7 View from 2 Thomson Street



Existing view



Submitted DA design

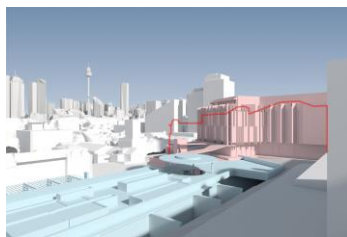


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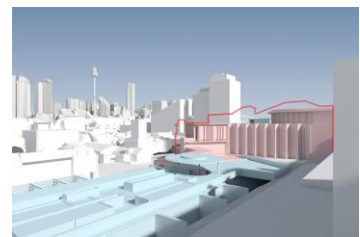
8 View from 6 Thomson Street



Existing view



Submitted DA design



Amended design

9 View from 32 Thomson Street



Existing view

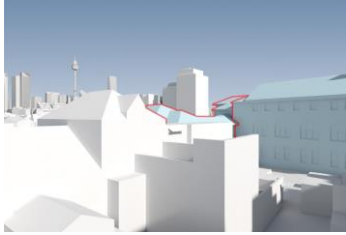


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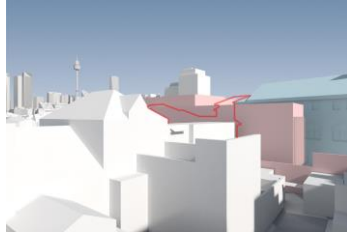


Amended design

10 View from 225 Bourke Street



Existing view

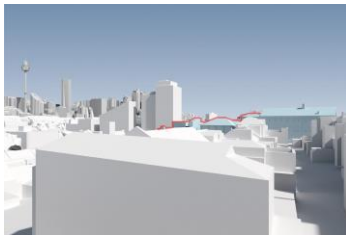


Submitted DA design

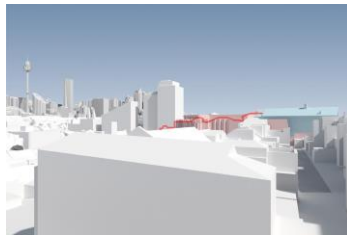


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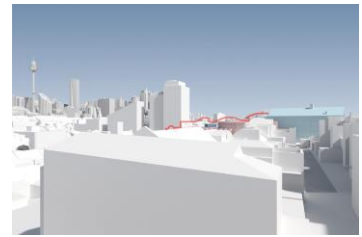
11 View from 227 Forbes Street



Existing view

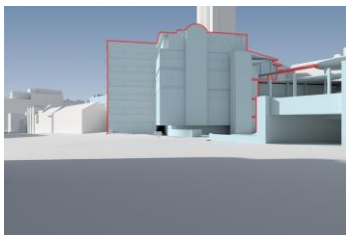


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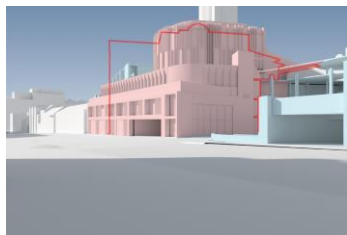


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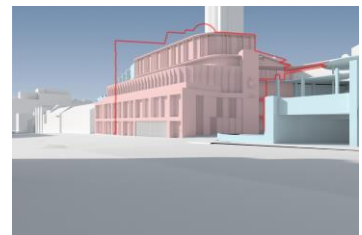
12 View from Thomson Lane



Existing view



Submitted DA design



Amended design

13 View from 247 Bourke Street

Proposed changes to the envelope of the Multi-Purpose building in the vicinity of Thomson Street include:

- Removal of the top storey so that the envelope sits below the level of the *Old Gymnasium Building* ridge level;
- Provision of a two-storey building adjacent to Thomson Street, in keeping with the scale of the existing neighbouring buildings;
- Adjustments to the envelope to ensure that the proposed envelope generally fits within the envelope of the existing buildings (to be demolished) so that there is no loss of existing views or additional bulk or scale to the existing situation.
- Setbacks to Bourke Street and from the adjacent terrace houses.

The existing *Library and Science Buildings* presently rise six storeys above Bourke Street. They are not aligned with adjacent buildings and set back only 2.4 metres from the street. The proposed envelope for the Multi-Purpose Building is now intended to utilise the “envelope” of the existing *Library and Science Buildings* but will improve the built relationship of the site to the street and urban context through the following:

- Provision of a two-storey scale building adjacent to Thomson Street and Bourke Street, in keeping with the scale of existing neighbouring buildings;
- Above the two storey component along Bourke Street the building mass is to be set back four metres at Level 3 (at the podium level of the school) and 8 metres at Levels 4 and 5;
- The envelope sets back 4 metres from the adjacent terrace house at 188 Bourke Street at Levels 4 and 5 (the existing Science Building currently has no setback).
- The envelope has been aligned parallel to the street, in keeping with the existing alignment of existing neighbouring buildings.
- Deletion of the blade wall adjacent to the Bourke Street Terraces to the south of the proposed building.

3 ASSESSMENT OF HERITAGE IMPACT

3.1 Summary assessment of heritage impacts

Administration Building

The reduction in the height of the building envelope of the Administration Building, which will now be no higher than the gutter line of the Chapel, will reduce potential visual impacts on Forbes Street, Barham and the Chapel. Other positive benefits of the design, including alignment with Forbes Street, placement on the site relative to significant school buildings, architectural character and materiality, remain unchanged.

Multi-Purpose building

There are several benefits resulting from the modified envelope of the Multi-Purpose Building. They include:

- Reduction and mitigation of impacts on adjacent heritage items in Bourke Street;
- Reduction and mitigation of impacts on Thomson Street and Thomson Lane. The building bulk defined by the modified envelope is equivalent to that of existing buildings in this section of the SCEGGS campus;
- Reduction of impacts on significant buildings within the SCEGGS campus, including views to the Chapel Building from Forbes Street.

3.2 Sydney Local Environmental Plan 2012

The proposed masterplan and Stage 1 works are assessed below against the relevant heritage provisions of the *Sydney Local Environmental Plan 2012*.

LEP Provision	Response
Clause 4.3 Height of buildings	
4.3 (1) The objectives of this clause are as follows	
(a) to ensure the height of development is appropriate to the condition of the site and its context,	The revised envelope for the proposed Administration Building will accommodate a future building which enhances and reinforces the historic form of <i>Barham</i> and relates purposefully in its scale to the building and neighbouring buildings within Forbes Street and the Conservation Area. The reduction in its height reduces visual impacts on the Conservation Area, Forbes Street and <i>Barham</i> .
(b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas	The revised envelope for the proposed Multi-Purpose building will accommodate a future building which relates purposefully in its scale to the <i>Chapel Building</i> on Forbes Street, the <i>Old Girls Building</i> within the School and to the adjacent heritage listed terrace houses on Bourke Street. The modifications to its envelope assist in minimising impacts on significant buildings within the school and heritage items in the vicinity of the subject site.

LEP Provision	Response
Clause 5.10 Heritage Conservation	
(1) Objectives	
The objectives of this clause are as follows:	
(a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	The SCEGGS Darlinghurst site is identified as a local heritage item (no. I301) within the C13: East Sydney Conservation Area. It is also located within the vicinity of a number of local and state significant heritage items. The modifications to the proposed building envelope for the proposed Administration Building achieves the objectives of this clause through the: - consolidation of a lower building envelope that assists in reinforcing the existing character of <i>Barham</i> - consolidation of a building envelope which reinforces and enhances the street frontage along Forbes Street. The modifications to the proposed building envelope for the proposed Multi-Purpose Building achieves the objectives of this clause through the: - retention of the significant fabric of the <i>Chapel Building</i>, including the original entry porch - retention of the views to the <i>Chapel Building</i> and its entry porch from Forbes Street - retention of day light amenity to the Chapel, the key space in the <i>Chapel Building</i> - establishment of an envelope that is lower than the <i>Chapel Building</i> - establishment of a building envelope which retains the existing character of the <i>Chapel Building</i> - establishment of an envelope which is setback from Forbes Street - establishment of a building envelope that reinforces and enhances the street alignment of Bourke Street, and reduces potential impacts on nearby heritage items and the East Sydney Special Character and Conservation Area.

3.3 SCEGGS Darlington Heritage Assessment, 1999

The proposed masterplan is evaluated against relevant policies from the 1999 SCEGGS Darlington Heritage Assessment by Tanner Architects, as follows:

4.2.2 New Development

Development on the SCEGGS Darlington site should continue provided it:

- *enhances the appreciation of the cultural significance of the place, in particular the items and areas identified with exceptional or high significance, ie. Barham, the Chapel Building, St Peter's Church (the Great Hall) and St Peter's Hall (The Playhouse);*
- *improves the amenity and educational facilities of items and areas identified with moderate to low significance, so they enhance the appreciation of the cultural significance of the school*
- *ensures that important vistas to and from the School are retained and enhanced*

In general the design of a new structure(s) on the SCEGGS Darlington site should endeavour to:

- *enhance the cultural significance of buildings and areas with exceptional-high significance;*
- *improve the amenity and function of the school and its individual buildings without competing with buildings of with buildings of exceptional or high significance;*
- *respect the space between significant buildings and be complementary in bulk and scale to the surrounding development and the existing buildings on the site;*
- *not clutter the site with buildings – rather consolidate new work into the minimum number of new buildings of an acceptable height and scale allowing for considered open playground space;*
- *use materials and colours which are sympathetic to the historic nature of the area;*
- *be of a quality of building construction and materials which will survive the tests of time and will complement the quality of the historic buildings in the area*

New development specifically related to the Secondary School should:

- *respect the open space around Barham and open space and views through the School buildings to the City;*
- *improve the presentation of Barham, including views to the building and views from the building by retaining the open space around the building;*
- *improve the entrance to the School from Forbes Street, making use of the aesthetic and historic qualities of Barham;*
- *improve the presentation of the courtyard space between the Chapel Building and Barham*

Compliance comments

The Administration Building and Multi-purpose Building are designed to enhance appreciation of the cultural significance of the site. Their envelopes were developed with special attention to their relationship with items of exceptional and high significance both on the school site and in the surrounding area. The low scale and massing of the proposed building envelopes is a reflection of the mass and scale of buildings on site and in the surrounding area.

The modifications to the envelopes of the Administration Building and Multi-Purpose Building enhance this relationship further by reducing the height and bulk of the building envelopes. Retained important vistas to and from the School and for neighbouring properties will be enhanced through the modification to the buildings' envelopes.

3.4 Summary assessment of heritage impacts

Impacts on Barham

The reduction in the height of the Administration Building will have a positive heritage impact. It will assist in the retention of the significant north-west presentation of *Barham* and better relate the new building to its scale and mass.

Impacts on the Chapel Building

The reduction in the Administration Building's height will further maintain the *Chapel Building's* visual prominence on Forbes Street.

The modifications to the envelope of the Multi-Purpose Building will also further assist in the retention of the *Chapel Building's* visual prominence on Forbes Street.

Potential impacts on neighbouring heritage items

The modifications to the height of the proposed Multi-Purpose Building envelope will provide additional positive heritage impacts on Bourke Street - the reduction in height of the proposed envelope and configuration of setbacks will allow a more sympathetic and considered relationship between the Multi-Purpose Building and neighbouring heritage items.

Reductions in height and revised setbacks to the Multi-Purpose Building envelope will greatly assist in minimising impacts on the setting of heritage buildings along Thomson Street and Thomson Lane.

4 WILKINSON HOUSE

Accepting the limitations that the building places on feasible adaptive reuse and the constrained nature of the SCEGGS site, the demolition of Wilkinson House will permit a replacement building that better serves the needs of the School in the long term.

Heritage development guidelines for Wilkinson House are contained in Section 6.4 of the SCEGGS Darlinghurst Masterplan Statement of Heritage Impact (Tanner Kibble Denton Architects, January 2019). The objectives of the guidelines are to record and interpret the heritage significance of the demolished building, and to ensure the design for the replacement building maintains the heritage values of the campus, the East Sydney Heritage Conservation Area and the neighbouring St Peters Precinct.

Heritage Development Guidelines

- *the new building to be built to the street property boundaries at Forbes and St Peters Streets (as per the present building); and*
- *the new building is to be of a similar scale and mass to the demolished building, relating to its surroundings in material and design.*

Response

The proposed building fulfils these principles. It is to be constructed to the property boundaries along Forbes Street and St Peters Street, and its scale and mass is similar to the existing *Wilkinson House*, which can be seen in Figure 14 below.



14 The proposed Wilkinson House has a scale and mass that is similar to the existing Wilkinson House.

The immediate context of the proposed Wilkinson House consists of buildings that were constructed within the last thirty years. These include:

- the *Centenary Sports Hall* (1995), to the immediate south of *Wilkinson House*;
- the *Joan Freeman Science and Technology Centre* (2013), to the immediate west of *Wilkinson House*;
- the *Diana Bowman Performing Arts Centre* (2007), on the northern corner of Forbes and St Peters Street;
- the medium density component of *Horizon* (1998), on the eastern side of Forbes Street.



15 Context of Wilkinson House looking east along St Peters Street. The Joan Freeman Science and Technology Centre is on the southern side of the street, at right. The medium density component of Horizon terminates the view up the street. Wilkinson House is highlighted.



16 Looking west along St Peters Street: Wilkinson House at left, the Diana Bowman Performing Arts Centre at right.



17 The Centenary Sports Hall (left) and Wilkinson House (right).



18 Looking north along Forbes Street – Wilkinson House at left, the medium density section of Horizon at right.



19 Looking east to the Horizon development from the south-eastern corner of the Wilkinson Building (left) and to its south-east.





- 20 Rendered views of the proposed new building on the *Wilkinson House* site. Top image, elevation from Forbes Street, bottom image as viewed from the corner of Forbes Street and St Peter's Street.

Source: TKD Architects, 2019.

The façade design of the proposal responds positively to its context and the environment, and provides a rich and textured contribution to the public domain. The overall form of the new building has been designed to complement the context provided by the surrounding buildings and relate it to the scale and proportion of their architectural features.

External materials consist of face brickwork to the lower levels of the building, complementing the brickwork in the exterior of the *Joan Freeman Science and Technology Centre*, the medium density residences of the *Horizon* and the *Centenary Sports Hall*. Above its brick base, the building features large areas of windows and sandstone cladding. The sandstone visually links it to the *Diana Bowman Performing Arts Centre* and the lower level of the *Horizon* medium density apartments, where it is used to

clad the building at street level. Vertical concrete sun protection blades used to articulate the northern façade relate the building to the fenestration and material treatment used on the *Joan Freeman Science and Technology Centre*.

The impact of the proposed building on the heritage significance of the SCEGGS site is mitigated by the location of the building on the periphery of the campus, well away from significant buildings in the section of the campus to the south of St Peters Street. The important buildings in this part of the campus are *Barham*, assessed as having exceptional significance in the SCEGGS Darlinghurst Heritage Assessment, and the *Chapel Building*, assessed as having high significance in the SCEGGS Darlinghurst Heritage Assessment.

There is sufficient physical separation between the proposed building and significant buildings in the section of the campus to the north of St Peter's Street, to mitigate impacts on these items. Significant buildings are the former *St Peter's Church*, assessed as having exceptional significance in the SCEGGS Darlinghurst Heritage Assessment, and *St Peter's Play House*, assessed as having high significance in the SCEGGS Darlinghurst Heritage Assessment. Neither of these buildings has a direct visual association with *Wilkinson House*.

Impacts of the proposed building on the SCEGGS campus are further mitigated by the quality of its detailed design resolution and use of high quality materials across its exterior, which will visually relate it to its immediate urban context.

The proposed building is designed to complement the identified heritage and character values of the East Sydney Special Character and Conservation Area, as included in Section 2.4.9 of Sydney DCP 2012, which include maintaining street views and ensuring that new buildings reinforce the predominant street frontage heights, setbacks and street alignments. There is no specific reference to the contribution of SCEGGS to the Conservation Area, apart from a guideline to maintain the building heights of SCEGGS (St Albatross Reserve) to allow local views from adjacent houses along Thomson Street. The site of *Wilkinson House* is near the north-eastern corner of the Conservation Area, and is separated from the rest by surrounding development.

Similarly, there is sufficient physical and visual separation between the proposed building and heritage items in the surrounding locality to mitigate heritage impacts.

The new building will retain 'Wilkinson House' as its name as an interpretation of the 1920s building.

**APPENDIX A RESPONSE TO GOVERNMENT AGENCY AND PUBLIC
SUBMISSIONS**

NATIONAL TRUST (NSW) SUBMISSION**Comment**

In the light of the above Statement of Significance, the Trust is currently considering the listing of Wilkinson House (Gwydir Flats) on the National Trust Register.

Response

It is acknowledged that the National Trust (NSW) is considering the listing of *Wilkinson House* (Gwydir Flats) on the National Trust (NSW) Register.

As the Register is not a statutory listing, the listing of *Wilkinson House* on the Register will not alter the significance of the building.

Comment

The National Trust has consistently opposed the use of State Significant Development designation to override existing heritage protection provisions. The Trust maintains that there should be a proper balance between development and heritage conservation and that balance certainly does not exist in terms of State Significant Development proposals.

The National Trust strongly objects to the proposed demolition of Wilkinson House.

Response

Wilkinson House presently accommodates five learning spaces varying in size from 41m² to 57m². These are deficient when assessed against the NSW Department of Education minimum classroom size of 60m². These learning spaces are poorly shaped for learning and inefficient due to the adaption of existing spaces. The small, irregularly-shaped rooms do not allow uninterrupted sight lines and do not meet contemporary space requirements for child protection. The smallest learning rooms do not permit collaborative learning classes.

An Options Analysis Study was undertaken by TKD Architects in October 2018 to identify and assess the viability of various development options for *Wilkinson House*, including its retention and internal configuration and the complete internal configuration and demolition of the building. The report concludes that due to the constrained nature of the structure, that its replacement with a new purpose-designed educational building is the most viable option which meets the School's requirement for contemporary learning spaces.

The proposed replacement building is designed to respect and complement the heritage context of the School and the Conservation Area. The potential heritage impacts of the proposed development are minimised through the following design considerations:

- The building is designed with zero setbacks, aligned to the site boundary, retaining the historic uniformity in street alignment on the site and in the Conservation Area.
- The building height, although marginally exceeding the 15m height limit for the area, is comparable in scale to the original *Wilkinson House* and surrounding contemporary buildings on the site along St Peter's Street. Retention of the present building height ensures that visual impacts on the State Heritage listed St Peter's church site and the precinct generally is minimized.
- The building mass is similar to the present *Wilkinson House*.
- Contemporary in its architectural expression, the facades are articulated and incorporate a variety of high quality, durable materials to provide visual interest.

Comment

The Trust is also concerned that the broader development proposal will impact on the sight lines to the 1833 John Verge designed "Barham" which was listed on the National Trust Register in October, 1974, is listed as a Heritage Item on the Sydney Local Environment Plan 2012, and, in the National Trust's view should be listed on the State Heritage Register.

Response

The new Administration Building is proposed to be located in the area currently occupied by the kitchen and laundry extensions to *Barham* to the east, which vary in provenance from 1901-1930s (during School occupation era). These extensions are utilitarian in nature and are heavily modified, and are not part of the original 1833 John Verge designed *Barham*. Furthermore, *Barham* was not designed to address or be seen from Forbes Street, and has had a long history of various forms of utilitarian extensions to the east.

A view analysis undertaken as part of the Heritage Impact Statement prepared by TKD Architects in January 2019 assesses the potential impacts of the proposed development on the sight lines to the 1833 John Verge building. It concludes that there will be no additional impacts to the views and vistas of the building. Refer to the supplementary Heritage Impact Statement and the additional visual analysis contained in the 'Architectural Design Report – Response to Submissions' prepared by TKD Architects, July 2019.

The proposed works to *Barham* provide a potential positive heritage impact with the removal of later intrusive additions to the south-west allowing for the reconstruction of the 1833 form of the building and the reinstatement of the 1880s verandah to its original form. The proposed Administration Building envelope retains the significant north-west presentation of the building, and is set-back from the north and south to emphasise the visual prominence of *Barham* and is of a sympathetic scale and mass.

The development proposal provides a balance between SSD Development and heritage consideration by its proposed restoration and refurbishment of *Barham* and its curtilage to restore its original features, context and detailing.

Comment

In the National Trust's view this Concept Design should be seriously re-thought with an emphasis on the recognition, better protection and conservation of the heritage of the site which is an important element of the broader heritage of the Darlinghurst area.

Response

At the core of the proposed Concept Masterplan is the restoration and reconstruction of the School's key heritage asset – *Barham*, to its original 1833 form, and retention/reconstruction of the 1880 verandah. The conservation and reconstruction of *Barham* will enhance its presentation within the School and reinstate lost historic views to the building while also providing the School with an improved entrance address to Forbes Street.

Additionally, the Concept Masterplan aims to improve the School's contribution to the heritage streetscapes and conservation area through the removal of accretions and unsympathetic buildings. The masterplan proposes the demolition of the 1960s and 70s *Science and Library Buildings* on Bourke Street and their replacement with a new school building which better responds to the historic context and two-storey scale of the neighbouring residential development.

The proposed Concept Masterplan establishes building envelopes which achieves the long term vision for staged development on the school site, balanced with the considered and viable heritage conservation of the significant items.

NSW HERITAGE COUNCIL SUBMISSION**Comment**

The SCEGGS Darlinghurst Campus Site includes the State Heritage Register (SHR) listed item, St. Peter's Church and Precinct (SHR No. 00148). It is noted that the proposed Concept DA site is located outside, however in the vicinity of the item's listed curtilage. The Concept DA site is also identified as a local heritage item, 'Sydney Church of England Girls Grammar School Group including Barham, Church Building and Wilkinson House and their interiors and grounds' and is located within the Darlinghurst heritage conservation area and adjacent to a number of local heritage items.

Response

The proposed replacement building for the *Wilkinson House* site is sympathetically designed to relate to the State Heritage Listed *St Peter's Church and Precinct*. As with the present building, the proposed building is designed with zero setbacks, aligned to the site boundary, retaining the existing street alignment on St Peter's Street and within the Conservation area. The proposed building height is comparable in scale to the existing *Wilkinson House*. Retention of the present building height ensures that visual impact on the *St Peter's Church and Precinct* is minimised.

Comment

The archaeological assessment by Casey & Lowe indicates that archaeological remains associated with Barham Hall and Bourke Street terraces are considered to have a moderate degree of archaeological potential to survive. These remains belong to the residential occupation of the study area dating from c1833 until the later twentieth century. The project area has potential to contain remains associated with Barham Hall located between the existing buildings, between Barham and the Chapel, in the driveway and the carpark to the south of the Chapel and general vicinity of these buildings. There may also be outbuildings, including cesspits, located between Barham and the Chapel buildings. The old stables are located to the south of Barham may survive as well as artefacts inside Barham, within underfloor cavities which may date to nineteenth-century use of the building. The assessment of significance indicates that remains within the study area are regarded as having a local level of historic significance.

Response

In their Archaeological Assessment, Casey & Lowe outlined an appropriate guide to the management of the archaeological resources prior to the commencement of Stage 1 works. They are as follows:

1. No development-related or archaeological works can be undertaken in the identified parts of the site until prior development approval and the receipt of conditions relating to the site's archaeology.
2. A qualified archaeologist should be appointed as excavation director to manage the site's archaeology.
3. Depending on the impacts, an archaeological testing and recording program should be undertaken to the east of Barham Hall on the site of the proposed Administration Building, in the current open areas to the south and west of the Chapel, and in the areas to the east of the Science and Library buildings on the site of the proposed Multi-Purpose Building.
4. Enough flexibility in the development timetable must be allowed to enable remains to be recorded in appropriate detail.
5. To align with standard permit conditions, artefacts recovered during an excavation should be catalogued and analysed with a report written that includes responses to the identified archaeological research design.

6. The exposed sections of pre-1840s government quarry should be recorded by an appropriate consultant prior to impacts on them.

In addition to the above management guidelines, the Archaeologists should follow the conditions recommended by the Heritage Council, which include:

1. Archaeological testing shall be undertaken east of Barham Hall on the site of the proposed administration Building, in the current open areas to the south and west of the Chapel, and in the areas to the east of the Science and Library Buildings on the site of the proposed Multi-Purpose Building to inform the detailed design for this site. Avoidance of state significant archaeological deposits and substantially intact archaeological evidence should be employed by the works.
2. The testing shall be guided by an appropriate research design and excavation methodology and must be prepared in accordance with Heritage Council guidelines. Those documents should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage.
3. The name of the nominated Excavation Director suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level.
4. All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated Excavation Director prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.
5. After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the City of Sydney and Department of Planning & Infrastructure. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.

CITY OF SYDNEY SUBMISSION

Demolition of Wilkinson House

Comments

Wilkinson House is also located within East Sydney Heritage Conservation Area and is identified as Contributory item under the LEP and Sydney DCP 2012 (the DCP). As per section 3.9.7 of the DCP, contributory buildings are to be retained unless the consent authority determines the replacement is justified in exceptional circumstances.

The Applicant claims that the subject building does not adequately accommodate their desire for larger learning spaces and assesses the significance of Wilkinson House as 'moderate' significance to justify its demolition.

Prior consultation with the City has consistently advised that demolition of the heritage item and contributory item is not supported. The loss of Wilkinson House would be significant and unacceptable.

Response

Options for the retention and adaptation of *Wilkinson House* are explored in the 'Wilkinson House Options Analysis' submitted with the State Significant Development Application and further assessed in the Architecture Design Report submitted as part of the Response to Submission.

The options considered for the site's redevelopment range from refurbishment of the existing building, partial replacement and full replacement with a new purpose-designed facility. The alternatives for the replacement of the building, which have been explored, cannot be undertaken safely, cannot be appropriately certified with relevant and current standards for new construction and will not fully meet the School's requirements for the provision of larger flexible, contemporary learning spaces (Refer to TTW Structural Options Report). This Analysis concludes that *Wilkinson House* does not adequately serve the School's educational objectives.

Accepting the limitations of the structure, the constrained nature of the inner-city site and the School's primary objective to provide educational facilities which meet contemporary standards, the analysis concludes that the replacement of *Wilkinson House* with a new building provides the optimum and viable solution which meets the School's educational requirements and continued use of the site.

Demolition of the Old Gym Building

Comment

This 1925 building is not specifically identified in the heritage inventory as being significant but it is part of the heritage listing. It is also part of the Contributory item in the HCA. The HIS grades the significance of this building as moderate which is defined as "Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item." (NSW Heritage Manual – Assessing Heritage Significance). It is considered that cumulatively the demolition of Wilkinson House and the Old Gym Building will erode the heritage significance of the heritage listed site. Should the DPE be of the mind to support the proposal as a minimum Wilkinson House should be retained and adaptively reused.

Response

The *Old Gymnasium* was constructed in 1925 as the School's first gymnasium building. Externally the building has been substantially modified by the construction of the concrete walkway and stairwell to the north of the building and the storeroom extension to the south of the building, which are of little heritage significance and/or intrusive to the building. The walkway and stairwell in particular have significantly diminished the appreciation of the building from the north. The building has also been modified internally. Owing to its low level of physical integrity, the building has been assessed as of moderate significance.

The Masterplan proposes the demolition of the *Old Gymnasium* building in order to accommodate a new multi-purpose building. Accepting the low integrity of the building and its assessed level of significance, removal of the building will permit the provision of new facilities and spaces which better serve the current and future needs of the School.

Heritage Impact of the new Administration Building

Comment

The bulk of the proposed building envelope located between Forbes Street and the existing Barham building is significantly larger than the existing structure. The Proposed envelope has the potential to obscure Barham building from Forbes Street.

The new building envelope is to the street alignment and has the potential to dominate the Chapel Building.

The proposed envelope cannot be supported in its current form and needs further refinement to be sympathetic, particularly to the most important building on the site – the Barham Building.

Response

The proposed envelope for the new Administration Building has been designed to maintain the significance of the School and respect its surrounding heritage context, whilst improving the amenity and presentation of the School to the streetscape. The potential impacts of the proposed Administration Building on the site, *Barham* and the Heritage Conservation Area are minimised through the following design considerations:

- The building is designed to align to the Forbes Street site boundary, reflecting the existing urban grain within the street and Conservation Area.
- The building has a similar footprint, mass and scale to the proposed demolished extensions.
- The building maintains the present visibility of *Barham* from Forbes Street.
- The main building mass is setback from *Barham* by a link – which has a maximum height no greater than the eaves line of *Barham*. The link is also setback from the northern and southern facades, to visually and physically separate *Barham*
- The proposed building height is no greater than the eaves line of the *Chapel Building*.
- The building's architectural character and materiality reflects its heritage context, but ensures that *Barham* historic fabric, character and form are readily understood.

A view analysis undertaken as part of the Heritage Impact Statement prepared by TKD Architects in January 2019, assesses the potential impacts of the proposed developments on the sight lines to the 1833 John Verge *Barham* building and the *Chapel Building*. It has been assessed that there will be no additional impacts to the views and vistas of the buildings.

Bulk, Scale and Height**Comment**

In considering whether development exhibits design excellence, the consent authority must have regard to heritage and streetscape constraints and the bulk, massing and modulation of buildings under subclauses 6.21 (4)(d)(iii) and (v) of the LEP.

The proposed envelope for the new multi-purpose building would provide a better fit with the context of Bourke Street and the conservation area if it complied with the maximum height control in the LEP.

Response

The envelope of the Multi-Purpose Building has been amended to mitigate issues relating to bulk and scale. The amended design lowers the building to two stories adjacent to the Thomson Street and Bourke Street neighbours, and has been designed to generally match the scale, height and mass of the existing buildings. These amendments have been designed to minimise any additional impacts of the proposed new building to the built environment and the School's neighbours.

Interface with Bourke Street terraces**Comment**

A poor and unsympathetic transition is proposed from the existing heritage listed two storey bald face terraces (176-188 Bourke Street – heritage item I219) to the new development in the form of a 3 storey blade wall on the boundary. The blade wall abuts an existing prominent chimney with no regard to it.

The building within the envelope to Bourke Street should be required to have a 2 storey street edge interface to reflect the characteristic of the conservation area and the predominant streetscape scale of 2 storeys. The vertical and horizontal lines do not relate well to the heritage listed terraces.

Response

The envelope of the Multi-Purpose Building has been amended in response to issues raised regarding the proposed envelope's interface with the Bourke Street terraces. As part of the amendments, the blade wall adjacent to the Bourke Street terraces has been deleted, whilst the envelope has been aligned parallel to the street, maintaining the street alignment with the existing neighbouring terraces. The building envelope is also setback at upper levels (to a total of 8m) from the adjacent terraces, minimising the bulk and scale to the Bourke Street streetscape.

PUBLIC SUBMISSIONS

Objections to impacts on heritage items within the school, nearby and the heritage conservation area**Comment**

Significant reduction in the number of heritage buildings on the site with the demolition.

Justification sought for demolition in terms of loss of heritage value.

Inconsistent with the objectives of cl. 5.10 of the SLEP 2012.

New buildings not respectful to the heritage items within the SCEGGS site or to the nearby heritage items and heritage conservation area.

Replacement of heritage buildings with inappropriately designed modern buildings.

Reduction in heritage characteristics of the local area.

Response

In accordance with cl. 5.10 (5) of the SLEP 2012, a heritage assessment was undertaken as part of the development application for the proposed masterplan. Within this heritage assessment, an assessment of the heritage significance of all the buildings within the SCEGGS Darlington campus (inclusive of St Peters Church precinct) was completed to inform the masterplan design. The objectives of this assessment are to ensure the protection and conservation of buildings and areas of significance, in particular, those of high and exception significance, consistent with the objectives of cl. 5.10 of the SLEP 2012.

The buildings and areas which are proposed to be demolished have been assessed as of moderate or little significance, with some areas intrusive to the significance and understanding of buildings of high and exceptional significance.

Best practice heritage allows for the sensitive and select demolition of items of lower significance, particularly if heavily modified, have low integrity and are impacting items of higher significance. The proposed masterplan seeks to demolish items of moderate significance which meet this threshold, are substantially modified with low integrity and are impacting the significance and understanding of *Barham* and the *Chapel Building*, the site's main heritage assets.

The proposed replacement buildings and building envelopes have been designed to respect and enhance the appreciation and significance of the heritage items within the School, and to sensitively contribute to the streetscape and heritage conservation area.

This has been achieved through sympathetic siting; setbacks to improve visual separation and minimise overshadowing and impacts on view lines; reduced mass and scale of the proposed buildings; designs which relate to the street alignment and existing urban scale and grain; and architectural character and materiality which has been designed to reflect the heritage and surrounding context, but ensure that the historic fabric, character and form of the School's heritage buildings are easily understood.

Objections specifically regarding the demolition of Wilkinson House**Comment**

Do not want the building to be demolished.

Want the building to be reused and incorporated sensitively into the new development.

Want the façade of the building to be retained.

Protect the significant interiors of the building.

More justification as to demolition over retention and adaptive reuse needed.

Replacement building at 4 storeys in overdevelopment.

Design of the replacement building is not sympathetic to the streetscape.

"The proposed replacement on this site is essentially an internal-facing structure that creates a boundary wall-like effect on the corner of Forbes and St Peters streets. The proposed structure replaces a human-scale façade that relates to the streetscape with a monolithic form with no entranceways or relationship to the street."

Response

Wilkinson House – which was designed in the 1920s as a residential flat building – is not suitable for use as an educational facility and is not readily able to be further adapted for educational purposes. The proposed option to retain the façade results in internal spaces which have poor thermal control and do not respond to opportunities for classroom sightlines and natural light amenity, and would require the partial demolition of the façade in order to provide adequate structural support for the new internals. Analysis by the Structural Engineer concludes that partial demolition is not viable and cannot be completed in an appropriately safe manner (refer to TTW report).

The proposed new *Wilkinson House* building is comparable to the envelope of the existing building and will not have any additional impacts on the views from neighbouring properties. The design has been carefully considered to relate to the adjacent built forms and the façade will comprise high quality materials and detailing that will complement the surrounding buildings and provide a positive contribution to the streetscape and local context.

Concerns specifically regarding works affecting the 'Barham' Building**Comment**

Object to further obscuring of view of the building from the street.

Want the wall in front to also be removed for better viewing.

"The planned partial external restoration of the 1830s Barham building seems commendable but is negated by the inappropriate modern structure between it and Forbes Street."

Modern building to be placed in front of Barham building is inappropriate and too close.

Response

The proposed Administration Building has been designed to replace the utilitarian eastern extensions to the historically significant *Barham* building. The proposed Administration Building addition has been designed to improve the functioning of the School and enhance its address and presentation to the streetscape. It will have a similar mass and scale as the existing structures, and will be visually separated from *Barham* by a glazed link. The building does not alter the existing views to *Barham*, and its architectural character and materiality have been designed to reflect its heritage context, but ensure that *Barham* historic fabric, character and form are easily understood.

