

Our ref: Modification to the Concept Proposal for the Redevelopment of SCEGGS Darlinghurst (SSD-8993-Mod-3)

Ms Jenny Allum
Head of School
SCEGGS Darlinghurst Ltd
165-215 Forbes Street
Darlinghurst NSW 2010

8 April 2022

Subject: Response to Submissions

Dear Ms Allum

The exhibition of the modification application to the Concept Proposal for the Redevelopment of SCEGGS Darlinghurst (SSD-8993-Mod-3) ended on 4 April 2022.

We have placed all submissions on the NSW planning portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/sceggs-darlinghurst-modification-3>.

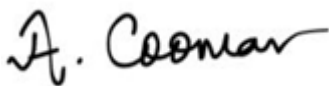
We now require a written response to issues raised in the submissions. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines*. The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines (Appendix C).

We also require a response to the issues raised by agencies in their advice and a response to the Key Issues listed in **Attachment 1**. This response may be incorporated into the submissions report.

Please lodge your response by progressing the application on the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any enquiries, please contact Brent Devine on (02) 9995 5667 or via email at Brent.Devine@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "A. Coomar".

Aditi Coomar
Team Leader
School Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

Key Issues

1. Road safety requirements

The Department requests the Response to Submissions Report (RtS) provide a concise justification for the proposed replacement of a Road Safety Evaluation (RSE) with a design-based Road Safety Audit (RSA) for all future development applications (DAs) as required under Condition B12.

This must include reasoning on how undertaking a design-based RSA rather than a RSE in future DAs would provide a more appropriate analysis of road safety aspects, including the benefits for both users of the site (i.e. students and staff) and the surrounding locality.

2. Amendments to Condition A4

Table 1 of the Modification Statement (Urbis, February 2022) does not propose to modify the 'Name of Plan' for Drawings No. AR.MP.2102 to AR.MP.2108 and AR.MP.3002 despite the revised architectural drawings including minor differences to the plan names.

The modified consent must reference the correct plan names. The Department therefore recommends amendments to Condition A4, shown in red text and strikethrough below. The Applicant should advise of any objections to the recommended wording of this condition.

Terms of Consent

A4. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS, RtS, RRFI, ~~and SSD-8993-Mod-2~~ and SSD-8993-Mod-3; and
- (d) in accordance with the approved plans in the table below:

Architectural drawings prepared by TKD Architects			
Dwg No.	Rev	Name of Plan	Date
AR.MP.1102	DE	PROPOSED SITE PLAN	15.01.20 <u>24.09.21</u>
AR.MP.1103	BC	GFA CALCULATIONS	26.09.18 <u>24.09.21</u>
AR.MP.1104	AB	EXISTING AND DEMOLISHED GFA PLANS	26.09.18 <u>24.09.21</u>
AR.MP.2101	E	PROPOSED MASTERPLAN ENVELOPE LEVEL 1	15.01.20
AR.MP.2102	DE	PROPOSED MASTERPLAN ENV ELOPE LEVEL L02	15.01.20 <u>24.09.21</u>
AR.MP.2103	GE	PROPOSED MASTERPLAN ENV ELOPE LEVEL L03	26.09.18

			<u>24.09.21</u>
AR.MP.2104	<u>GD</u>	PROPOSED MASTERPLAN ENV E LOPE LEVEL <u>L04</u>	26.09.18 <u>24.09.21</u>
AR.MP.2105	<u>GD</u>	PROPOSED MASTERPLAN ENV E LOPE LEVEL <u>L05</u>	26.09.18 <u>24.09.21</u>
AR.MP.2106	<u>GD</u>	PROPOSED MASTERPLAN ENV E LOPE LEVEL <u>L06</u>	26.09.18 <u>24.09.21</u>
AR.MP.2107	<u>GD</u>	PROPOSED MASTERPLAN ENV E LOPE LEVEL <u>L07</u>	26.09.18 <u>24.09.21</u>
AR.MP.2108	<u>DE</u>	PROPOSED MASTERPLAN ENV E LOPE ROOF LEVEL <u>RF</u>	15.01.20 <u>24.09.21</u>
AR.MP.2109	D	ENVELOPE DIMENSIONS LEVEL 1	15.01.20
AR.MP.2110	D	ENVELOPE DIMENSIONS LEVEL 2	15.01.20
AR.MP.2111	D	ENVELOPE DIMENSIONS ROOF LEVEL	15.01.20
AR.MP.3002	<u>DE</u>	PROPOSED MASTERPLAN ENV E LOPE ELEVATIONS	15.01.20 <u>24.09.21</u>
AR.MP.4003	C	PROPOSED MASTERPLAN ENVELOPE SECTIONS 1	26.09.18
AR.MP.4004	C	PROPOSED MASTERPLAN ENVELOPE SECTIONS 2	26.09.18
AR.MP.5002	<u>GD</u>	PROPOSED SHADOW DIAGRAMS_SPRING-SUMMER-AUTUMN	26.09.18 <u>24.09.21</u>
AR.MP.5004	<u>GD</u>	PROPOSED SHADOW DIAGRAMS_WINTER	26.09.18 <u>24.09.21</u>
AR.MP.5006	C	PROPOSED SHADOW DIAGRAMS_WINTER_THOMSON ST	26.09.18
AR.MP.5009	C	PROPOSED SHADOWS ON THOMSON STREET ELEVATION WINTER	26.09.18
AR.MP.6001	<u>GD</u>	3D HEIGHT PLANE 1	26.09.18 <u>24.09.21</u>
AR.MP.6002	<u>GD</u>	3D HEIGHT PLANE 2	26.09.18 <u>24.09.21</u>
AR.MP.6003	<u>BC</u>	3D HEIGHT PLANE 3	26.09.18 <u>24.09.21</u>
AR.MP.6004	<u>BC</u>	3D HEIGHT PLANE 4	26.09.18 <u>24.09.21</u>
AR.MP.6005	<u>BC</u>	3D HEIGHT PLANE 5	26.09.18 <u>24.09.21</u>
AR.MP.6006	<u>BC</u>	3D HEIGHT PLANE 6	26.09.18 <u>24.09.21</u>

Concept landscape drawings prepared by Context			
Dwg No.	Rev	Name of Plan	Date
18549	DE	LANDSCAPE CHARACTER ZONES	September 2019 2021
18549	AE	LANDSCAPE MASTERPLAN	September 2019 2021
18549	AE	CHARACTER ZONE - WILKINSON HOUSE	September 2019 2021
18549	A	CHARACTER ZONE - FORBES STREET ENTRY	September 2019
18549	A	CHARACTER ZONE - FORBES STREET ELEVATION	September 2019
18549	A	CHARACTER ZONE - HERITAGE ZONE	September 2019
18549	A	CHARACTER ZONE - CENTRAL LAWN	September 2019
18549	A	CHARACTER ZONE - CENTRAL LAWN (section)	September 2019
18549	A	CHARACTER ZONES - PODIUM + ROOFTOP	September 2019
18549	A	CHARACTER ZONES - PODIUM + ROOFTOP (section)	September 2019
18549	A	MATERIALITY	September 2019

3. Amendments to Condition A5

The Department does not support the deletion of Condition A5 in its entirety as the Environmental Impact Statement (EIS) and RtS for SSD-8993 include references to the Wilkinson House building envelope and Stage 1 replacement building as originally proposed.

The Department recommends the second sentence of the condition be retained to ensure there is no ambiguity relating to refusal of the Stage 1 component and the documentation submitted as part of the EIS and RtS for SSD-8993.

The recommended amendments to Condition A5 are shown in red text and strikethrough below. The Applicant should advise of any objections to the recommended wording of this condition.

Terms of Consent

- A5. ~~The Concept Proposal envelope for the Wilkinson House part of the Site is amended to approve only the envelope shown by the dashed red line on Drawing AR. MP.3002 that represents the existing envelope of Wilkinson House.~~ Any reference to the Wilkinson House building envelope as it was proposed in the DA, or to the replacement Wilkinson House building shown on other drawings listed in condition A4, are not approved.

4. Amendments to Condition A12

The Department recommends Condition A12 be further amended to delete reference to the 'as existing' gross floor area (GFA) for Wilkinson House. This is on the basis that the proposed 527.1 square metres of additional GFA would be in addition to the existing GFA. Therefore, the current wording would no longer be applicable.

The recommended amendments to Condition A12 are shown in red text and strikethrough below. The Applicant should advise of any objections to the recommended wording of this condition.

Gross Floor Area

A12. A maximum GFA of ~~7,675.18,196.8~~^{5,692.0}m² is approved comprising:

- (a) Multi Purpose Building: 5,692.0m²
- (b) Administration Building: 821.2m²
- (c) Wilkinson House ~~as existing: 1161.91,683.6~~^{1161.9}m².

5. Amendments to Condition B5

The Department recommends sub-clause (a)(i) of Condition B5 be modified to refer to the amended Landscape Masterplan submitted as part of the modification application.

The recommended amendments to Condition B5 are shown in red text and strikethrough below. The Applicant should advise of any objections to the recommended wording of this condition.

Landscaping

B5. All future development applications for new built form must include:

- (a) landscape plans and details identifying the vegetation to be retained, removed or relocated, the location of replacement trees, and additional landscaping. The plans and details must:
 - (i) be generally in accordance with the Landscape Masterplan Rev ~~DE~~^{DE} prepared by Context and dated September ~~2019~~²⁰²¹ submitted with ~~the R+~~^{the R+}SSSD-8993-Mod-3;