

Our ref: SCEGGS Darlinghurst – Adaptive re-use of Wilkinson House (SSD-19989744)

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 development application for SCEGGS Darlinghurst – Adaptive re-use of Wilkinson House (SSD-19989744) including the Environmental Impact Statement 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-adaptive-re-use-wilkinson-house>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). 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).

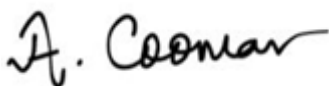
We also require a response to the issues raised by agencies in their advice. This response may be incorporated into the submissions report.

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

Note that the time between the date of this letter and the date the Planning Secretary receives your response are not included in the ‘assessment period’ under section 94(1) of the EP&A Regulation.

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,



Aditi Coomar
Team Leader
School Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

Key Issues

1. Heritage

The Department notes that the adaptive re-use of Wilkinson House would involve the demolition of all internal floors and associated elements within the building (excluding for the main entrance foyer and lounge hall) and would therefore result in significant loss of internal fabric.

The Department supports the City of Sydney Council's recommendation for the salvage, re-use and recycling of traditional building materials and elements. It is requested that the Response to Submissions Report (RtS) identifies opportunities for any of the existing materials or elements within the building to be salvaged during demolition and either incorporated as part of the adaptive re-use of the building (where possible) or alternatively utilised at other locations across the school campus.

The salvage, re-use and recycling of materials must be considered in consultation with the project's heritage consultant.

2. Visual impact

The modification application to the Concept Proposal (SSD-8993-Mod-3) (currently under assessment) seeks to extend the approved Wilkinson House building envelope and would exceed the maximum height of buildings control under the Sydney Local Environmental Plan 2012 by approximately 1.4 metres. As part of the SSD application, a plant enclosure for air condenser units is proposed within the extended building envelope and would be located on the roof of the adjacent Joan Freeman Building.

The Department requests the Visual Impact Assessment (VIA) of the SSD application be updated as part of the RtS to assess the visual impact of the proposed rooftop plant enclosure.

Architectural renders of the plant enclosure when viewed from the streetscape should be prepared so the extent of impact can be considered. The renders should be of a similar format to those provided in the VIA for the temporary demountable structures above the Centenary Sports Hall.

3. Landscaping

Condition B5(a)(ii) of the Concept Approval for SSD-8993 requires future development applications for new built form to include an analysis of appropriate green roofs above new buildings. Whilst Wilkinson House is not a new campus building, the Department considers that further consideration should be provided toward the inclusion of additional landscape elements on the Level 3 terrace, in lieu of any substantial green roof elements.

If additional landscaping on the Level 3 terrace is not feasible, then alternative landscaping opportunities should be explored. This may include enhanced or additional street tree plantings along Forbes Street and St Peters Street in proximity to Wilkinson House or additional plantings at locations across the broader school campus to provide increased shaded areas for students.

4. Construction worker parking

The Department notes the concerns raised in the public submissions in relation to construction traffic and parking matters in the surrounding residential area. To assist in addressing these concerns, the Department requests the Preliminary Construction Traffic and Pedestrian Management Plan to be updated as part of the RtS to include a Construction Worker Transportation Strategy (Strategy).

The Strategy should include (but not be limited to):

- specific arrangements to minimise the demand for construction worker car parking, including (but not limited to) car-pooling and public transport options,
- an analysis of potential options to secure off-street car parking for workers on a temporary basis for the duration of construction (i.e. through a leasing arrangement), and
- measures to effectively manage and monitor any parking-related issues may arise once construction activities have commenced.