

Brent Devine  
Planner  
Department of Planning, Industry and Environment  
GPO BOX 404, PARRAMATTA NSW 2124

By email: [brent.devine@planning.nsw.gov.au](mailto:brent.devine@planning.nsw.gov.au)

Dear Mr Devine

**Notice of Exhibition of application for SCEGGS Darlinghurst Adaptive Re-use of Wilkinson House (SSD-19989744)**

Thank you for your referral dated 7 March 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

This is the first detailed SSDA under the Concept DA (Development Application) SSD 8993, for the adaptive reuse of Wilkinson House for general school learning areas and sport facilities to support the senior school, including alteration and additions to the existing Wilkinson House. Development Consent was not granted for Stage 1 works to Wilkinson House, including the demolition of existing Wilkinson House, excavation of a basement and construction of a new 4 storey building for general school purposes. The Concept Approval included only the existing building envelope of the Wilkinson House. A modification application has been submitted concurrently for the works to Wilkinson House, Joan Freeman Building and general landscaping works.

This application includes the adaptive reuse of Wilkinson House including the following works:

- Retention and restoration of the existing external facades including removal of unsympathetic later additions.
- Retention and restoration existing heritage entrance lobby and hall lounge.
- Demolition of internal stairs, walls, floors, and ceilings to all levels.
- Construction of an extension along the southern façade to accommodate lift core, circulation and a meeting room and connect the Wilkinson House to the wider campus.
- Reconstruction of the mansard roof in copper with reference to the original articulation in Emil Sodersten elevations. The roof height is to be increased (330mm) but will remain below the existing western brick parapet.
- Construction of new internal spaces at Ground Floor, Level 1 and Level 2 and the introduction of an additional Level 3 within new roof cavity to accommodate additional amenities.
- Introduction of a new basement sporting facility connecting to existing Centenary Sports Hall to the south.
- Construction of new internal staircase.
- Inclusion of new heritage interpretation artwork at various locations. This is to be detailed at a later stage in consultation with local council.
- Enclosure of existing balcony spaces with recessed glazing.
- Upgradation to all services including electrical, mechanical, hydraulic, fire, etc.

- Construction of a plant enclosure upon the roof the Joan Freeman building. This enclosure is to stay below the height of the Wilkinson building roof extension and within the existing height of the car park exhaust of the Joan Freeman building.
- Construction of 11 single storey demountable classrooms to allow the school to function during construction period. The proposed demountables to be located at the upper level of the Centenary Sports Hall and will be removed after construction has been completed.

The SCEGGS Darlinghurst Campus Site includes the State Heritage Register (SHR) listed item, St. Peter's Church and Precinct (SHR No.00148). The development is not located within the curtilage of the SHR listed item. It is, however, located in the vicinity of the item. The 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 East Sydney Heritage Conservation Area and adjacent to several local heritage items.

The following reports were considered in our assessment:

- *Environmental Impact Assessment SCEGGS Darlinghurst - Adaptive re-use of Wilkinson House (SSD-19989744)*, Urbis, 15 February 2022
- *Appendix D Architectural Drawings*, Smart Design Studio, 11 February 2022
- *Appendix E Visual Impact Assessment*, Virtual Ideas, 6 October 2021
- *Appendix E Visual Impact for Temporary Demountables*, Virtual Ideas, 6 October 2021
- *Appendix I Historical Archaeological Impact*, Urbis, 13 October 2021
- *Appendix J Conservation Management Plan*, Urbis, 17 January 2022
- *Appendix H Statement of Heritage Impact*, Urbis, 13 January 2022
- *Appendix X Consultation Outcome Report*, Elton Consulting, 19 November 2021
- *Appendix JJ Heritage response to City of Sydney*, Urbis, 26 October 2021

As delegate of the Heritage Council of NSW, I provide the following comments:

- The works are primarily limited to internal areas of the Wilkinson house, a locally listed item. All internal works to the building should be undertaken after detailed consultation with the City of Sydney Council.
- The proposal confirms that external elevations are being retained with an alteration along the south façade and a change in roof height. These works remain largely invisible from the curtilage of the SHR listed St. Peter's Church and Precinct.
- Restoration of external elevations and removal of intrusive later additions is considered a positive outcome.
- The inclusion of recessed glazing along the balconies would have negligible impact upon the SHR item in the vicinity as the transparent glazing would remain unnoticeable.
- Archaeological impacts have been previously addressed at Concept DA stage (SSD 8893). Conditions recommended for historical archaeology shall remain applicable for all works related to this site including the Stage 1 detailed proposal for Wilkinson House.
- The inclusion of a plant enclosure upon the roof of the Joan Freeman Building would also remain illegible from the SHR curtilage of St Peter's Church and Precinct. Consultation with City of Sydney Council should be undertaken to minimise impacts to locally listed items in the vicinity.
- The temporary demountable classrooms would not be visible from the SHR listed item.

- Should the proposal be recommended for approval, Heritage NSW would strongly advocate the use of mitigation measures to reduce any adverse impacts of the proposal on the significance of the locally listed items within the site and in the vicinity.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Assessments Officer, at Heritage NSW on (02) 8837 6375 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariyam.Nizam@environment.nsw.gov.au).

Yours sincerely

*Shikha Jhaldiyal*

**Shikha Jhaldiyal**  
Acting Manager Assessments  
Heritage NSW  
Department of Premier & Cabinet  
**As Delegate of the Heritage Council of NSW**  
1/04/2022