

8 August 2023

Our Ref: R/2021/5/D & R/2017/28/E
File No: 2023/464259
Your Ref: SSD-19989744-Mod-1 & SSD-8993-Mod-4

Nahid Mahmud
Department of Planning and Environment
via Major Projects Planning Portal

Dear Nahid

**Advice on Modifications - SCEGGS Darlinghurst
SSD-19989744-Mod-1 and SSD-8993-Mod-4**

Thank you for your correspondence dated 2 August 2023 inviting the City of Sydney (the City) to comment on the abovementioned modifications.

SSD-19989744 relates to the adaptive reuse of Wilkinson House and Modification 1 seeks consent for various internal and external changes, including increasing the lift shaft and lobby by 300mm.

SSD-8993 is the Concept SSD and Modification 4 seeks to amend the envelope to reflect the design changes sought under the Detailed SSD by increasing the height of the south-western portion of the envelope by 300mm.

The following comments are provided for your consideration.

1. Height increase

It is understood that the impact of the external lift core and its visual impacts was an issue raised in public submissions in the original exhibition of the SSD for Wilkinson House and was therefore a consideration in the Department's assessment.

The City has reviewed the View Impact Analysis prepared by Virtual Ideas and notes that the impacts of the increased height by 300mm appear to be minor, however the Department must ensure that any issues raised in public submissions are adequately addressed and considered in the assessment.

2. Heritage impacts

Ground floor

- An original window on the southern façade (with the accessible WC) is proposed to be removed and the opening infilled with recessed brick to interpret the opening. An internal wall blocking the window from the inside and doors blocking the window from the outside have already been approved, so no objection is raised to this infill. However, it is recommended that the original window be salvaged and stored for potential future uses, as recommended in the applicant's Heritage Statement.
- A chimney breast behind the existing fireplace is proposed for demolition. The portion of the chimney breast only exists on ground level as its demolition on all upper floors has already been approved. The portion to be demolished is not visible from the hall in the context of the fireplace. What is visible from the hall is the depth of the fireplace and the

worn out and brunt brickwork inside. It is recommended that this visual effect be maintained and reconstructed using the same salvaged bricks.

Level 1

- Similar to the window on the ground floor, an original window on Level 1 on the southern façade (within the staff kitchen) is proposed to be removed and the opening infilled. It is recommended that the original window is salvaged and stored for potential future reuse, as recommended in the applicant's Heritage Statement.

Level 2

- As above, an original window on Level 2 on the southern façade (within the Student WC) is proposed to be removed. This window should also be salvaged and stored for potential future reuse.

Level 3

- The increase in the lift shaft width encroaches into the roof eave. While there are adverse visual impacts from the lift cutting into the roof and this is not an ideal design outcome, its visibility is minimal due to the setback from the street.
- The proposal includes changing the fascia cladding on the western elevation from copper to fibre cement with paint finish. The elevation highlights a portion of the changed materials closer to St Peter Street. It is recommended that this portion which has visibility from the street remain as copper cladding to maintain uniformity with the external roof material.

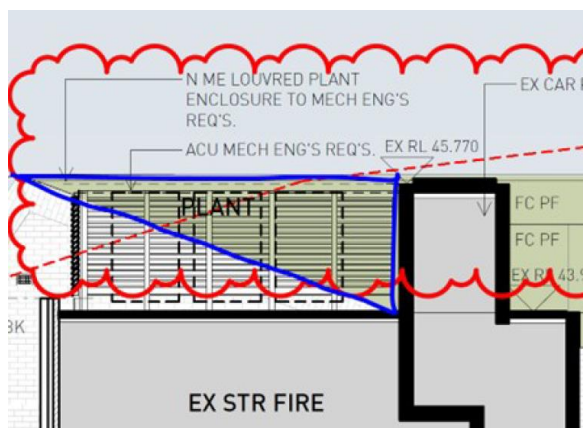


Figure 1: Portion of the western elevation that should remain as copper cladding.

Should you wish to speak to a Council officer about this advice, please contact Samantha Kruize, Senior Planner on 9265 9333 or at skruize@cityofsydney.nsw.gov.au.

Yours sincerely,

CHRISTOPHER CORRADI
Area Planning Manager (Major Projects)