

19/12/2019

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

Dear Ms Allum

**SCEGGS Darlinghurst Concept and Stage 1 (SSD-8993)
Request for Additional Information**

I refer to Response to Submissions (RtS) lodged in relation to the development application for SCEGGS Darlinghurst Concept and Stage 1 (SSD-8993).

After careful consideration, the Department requests that you provide the following additional information:

Council and Transport for NSW (Roads and Maritime Services) (TfNSW (RMS)) Submissions on RtS

1. Please review and comment on the objections and issues raised in Council's submission to the RtS.
2. The Department notes the comment made by TfNSW (RMS) at point three of its submission on the RtS. The Department requests that a draft construction traffic management plan be provided.

Built form

3. Justify the need to provide a fully covered stair core and lift access to the roof level of Wilkinson House. In the interest of reducing the rooftop mass, the Department recommends these accesses be removed and replaced with either a hatch or more discrete access arrangements.
4. Confirm how the alcove created by the Wilkinson House recessed stair core on the Forbes Street frontage would be treated to prevent anti-social behaviour / litter and the like.
5. Provide justification for not including a green roof on the roof and/or roof plant enclosure of Wilkinson House.
6. The RtS states (at page 79) that 10 temporary demountable classrooms would be installed on the Sports Hall during Stage 1 Works. However, drawing AR.DA1001a indicates a different layout arrangement. Confirm how many and the location of temporary demountable classrooms proposed during Stage 1 Works and update the RtS documentation accordingly.

Construction hours

7. Confirm the proposed construction hours. The proposed hours suggested throughout the RtS are conflicting/inconsistent. For instance:
 - RtS page 79, Section 5.6.4 states that construction hours will be in accordance with Council's regulations but lists two conflicting time scenarios/options.
 - RtS Appendix A (PDF page 117) states that hours are in accordance with EPA policy, which are different to Council's hours of construction.
 - RtS Appendix B (PDF page 139) suggests Council's hours of construction.
 - the revised Construction and Operational Noise Report (Appendix J page 7) also suggests different hours of construction.

Clarification and revised documents are to be submitted.

Parking

8. Clarify the existing number of bicycle parking spaces/storage for the school, including how many bicycles can be parked within the 'dedicated car bay for bike storage' (page 33 of the revised TIA).
9. The Department notes that the seven existing school car parking spaces accessed off Forbes Street are proposed to be contained within the multi-purpose building basement. Please confirm what the space previously used for the seven car parking spaces will be used for.

Other matters

10. The Department notes the CIV report predicts a total of 100-130 construction jobs. Please clarify the predicted number of construction and operational jobs for the Concept Proposal overall and separately for the Stage 1 works.
11. For the purpose of calculating application fees, the CIV needs to provide a break down for Concept and Stage 1 works.
12. Provide confirmation of existing and proposed school staff numbers.
13. The Department notes the Architectural Design Report states the existing Main Campus GFA (i.e. excluding 217 Forbes St and St Peters Precinct) is 14,388 m², whereas the EIS states 13,949 m². Please clarify the existing GFA.

Other matters - Drawings:

14. The Department notes that the architectural drawings (Concept and Stage 1) do not include the maximum RLs for Wilkinson House (drawings AR.MP.3002c, AR.DA.2105b, AR.DA.3002b). Provide updated architectural drawings annotated with the maximum RL heights (roof plan and elevation) for Wilkinson House, including highest point of plant enclosure(s).
15. The Department notes that revised drawing/information relating to the 'Character Zone Thompson Street' was not included within the RtS revised Concept Landscape Masterplan. Please confirm whether this omission was intentional (and the original 'Character Zone Thompson Street' still applies) or whether a new drawing/information is proposed.
16. For reference:
 - a) update (to include RtS changes) and provide a copy of the 'landscaping/tree' image that was located at page 13 of the EIS Architectural Design Report.
 - b) provide an 'as proposed' car parking/access image, based on the image that was located at page 15 of the EIS Architectural Design Report.

c) provide a photograph of the Old Gym Building.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Friday 17 January 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Prity Cleary, who can be contacted on 02 82896795 or prity.cleary@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'J.M.L.', is positioned above the printed name.

Jason Maslen
Team Leader, School Infrastructure Assessments
Social & Infrastructure Assessments

Enclosed/Attached: Council and RMS submission to RtS