

MEMORANDUM

PROJECT: SCEGGS
JOB NO.: 160441



Date: 15 January 2020


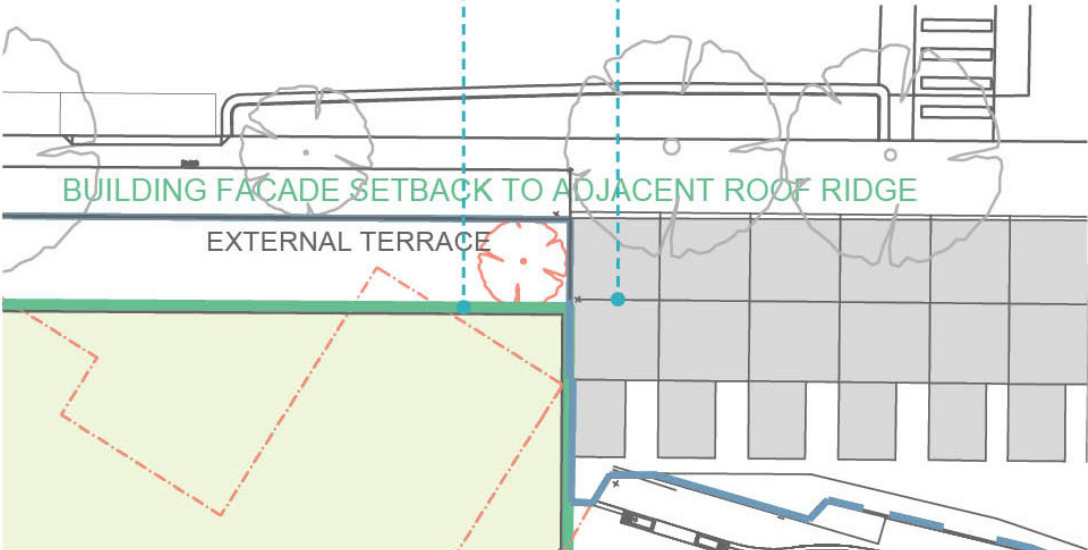
SUBJECT SCEGGS DARINGHURST SSD-8993 – REQUEST FOR ADDITIONAL INFORMATION

The NSW Department of Planning requested additional information in relation to SCEGGS Darlinghurst Concept and Stage 1 (SSD-8993) in letter dated 19/12/19.

The following table outlines the information requested related to the Architectural discipline and provides a response against each item.

Request for Additional Information	Response
Council Submission on RtS	
1. Please review and comment on the objections and issues raised in Council's submission to the RtS:	
Bulk, Scale and Height The City acknowledges and is generally supportive of the reductions to the building envelope fronting Bourke Street. However, the envelope should be amended such that the street wall height matches the adjacent terraces, and the level above is setback with no protrusions beyond the ridgeline of the terraces.	<p>The street wall height generally matches the adjacent existing terraces at Level 2. The street wall height is slightly higher than the adjacent existing terrace houses on Bourke Street, which is consistent with the existing terrace houses on Bourke Street that step up to accommodate the sloping ground level.</p> <p>Level 3 above the street wall is setback 4m with no protrusions beyond the ridgeline of the existing adjacent terraces, which is demonstrated on the Level 3 Envelope Plan on Architectural Drawing AR.MP.2103.</p>

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Request for Additional Information	Response
	<p data-bbox="899 258 1230 331">Example of how the existing terrace houses on Bourke Street step up to accommodate the sloping ground level</p>  <p data-bbox="280 1054 503 1077">Bourke Street Terraces</p> <p data-bbox="959 1136 1307 1209">The Level 3 envelope is setback with no protrusions beyond the ridgeline of the existing adjacent terrace houses.</p>  <p data-bbox="269 1795 587 1818">Extract of Level 3 Envelope Plan</p>



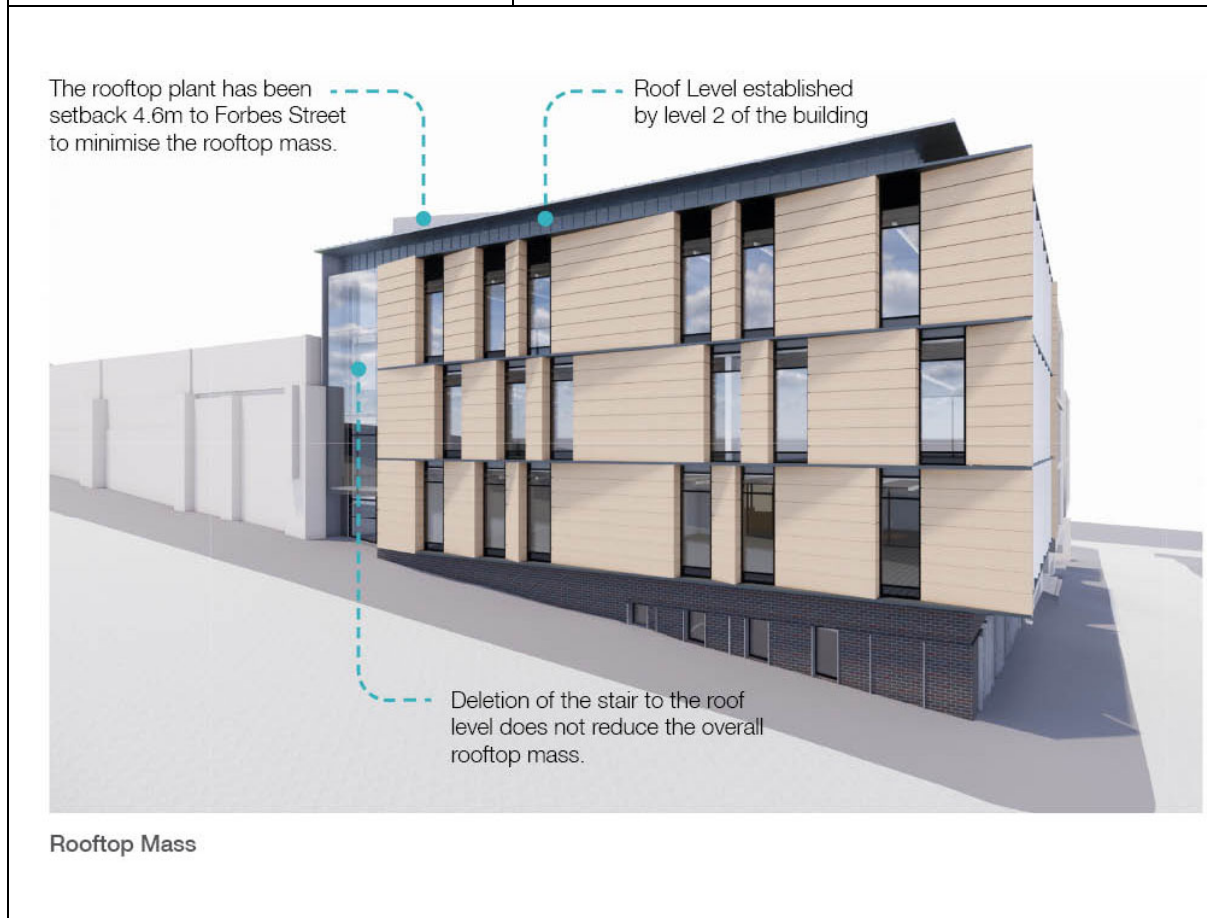
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Request for Additional Information	Response
<p>Interface with Bourke Street terraces</p> <p>The recess shown in the detailed drawings (eg AR.MP.6003) between the heritage terraces and the proposed two storey street wall is not reflected in the proposed building envelope. The envelope should reflect the plans with the depth of the recess to be at least 1 metre from the face of the proposed new building to Bourke Street. The height of this indented recess is to also be amended in the envelope to reflect the detailed architectural drawings.</p>	<p>The envelope drawings have been amended to include a 1m wide indented recess adjacent to the existing terrace house on Bourke Street.</p> <p>The following drawings have been amended:</p> <ul style="list-style-type: none">- AR.MP.1102, Rev D- AR.MP.2101, Rev E- AR.MP.2102, Rev D- AR.MP.2108, Rev D- AR.MP.2109, Rev D- AR.MP.2110, Rev D- AR.MP.2111, Rev D- AR.MP.3002, Rev D



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Built Form	
<p>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.</p>	<p>The lift will not provide access to the Level 3 roof level. The lift shaft continues into the Level 3 plan in order to accommodate the lift overrun within the existing mass of the rooftop plant and so that it does not project above this.</p> <p>Stair access is required to provide adequate and safe access to the roof plant level for the maintenance and servicing of plant, equipment and the roof. Stair access is also required in order to provide egress from the roof plant room and meet the requirements of the BCA (a hatch or ladder does not comply with BCA D1.16).</p> <p>Removing or relocating the stair does not reduce the overall mass. The overall mass of the building has been defined by the roof level above Level 2 and to accommodate the Level 3 roof plant. The stair has been designed to fit within this envelope and the deletion of the stair to the roof level does not reduce or change the overall rooftop mass.</p> <p>The overall mass of the rooftop plant has been reduced by including a significant 4.6m setback to Forbes Street, meaning that its mass has been significantly reduced.</p> <p>The overall mass of the building fits within the permitted 15m height limit.</p>



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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.

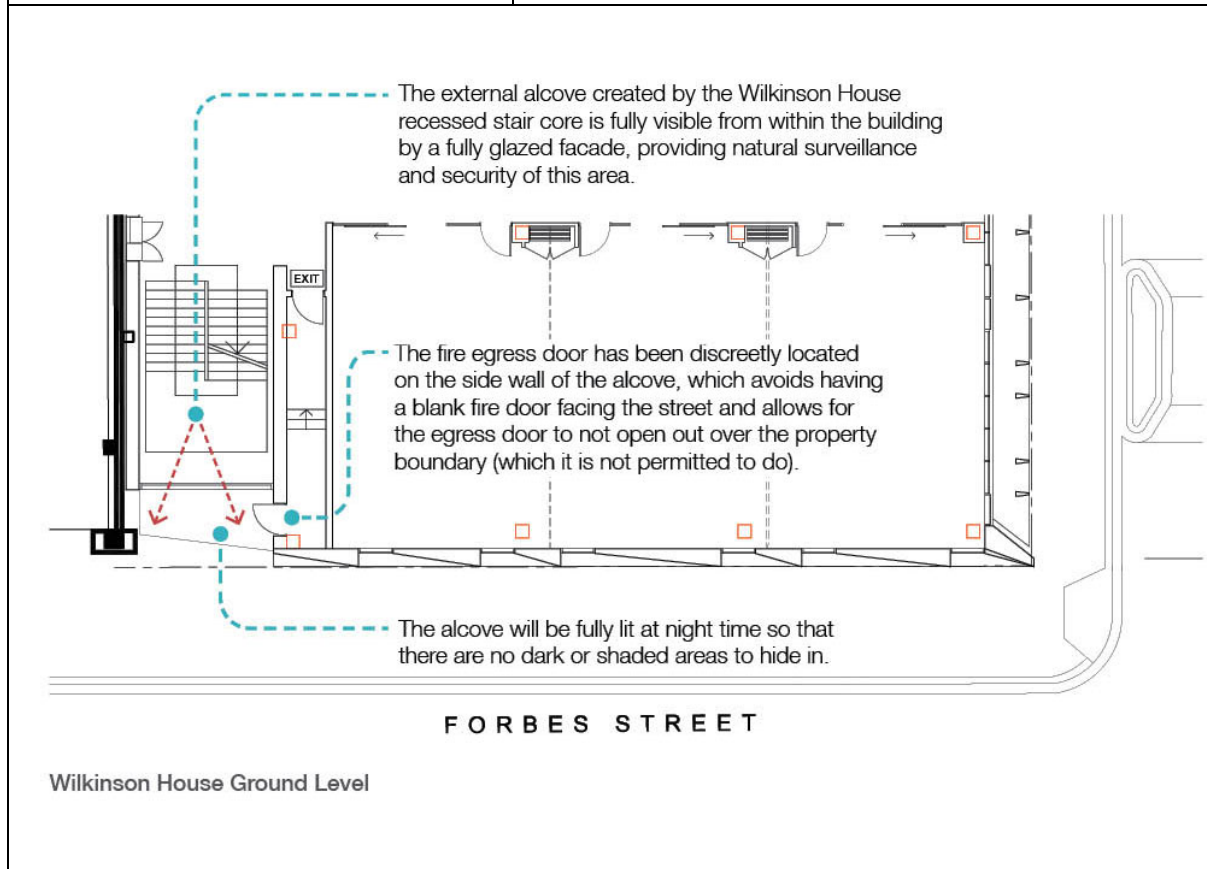
The stair core has been recessed from the Forbes Street Boundary in order to:

- 1) create a visual separation between the building and the adjacent Centenary Sports Hall and modulate the high-quality facade.
- 2) allow for the fire egress door to be discreetly located on the side wall of the alcove, which avoids having a blank fire door facing the street and allows for the egress door to not open out over the property boundary (which it is not permitted to do).

The external alcove created by the Wilkinson House recessed stair core is fully visible from within the building by a fully glazed facade, providing natural surveillance and security of this area. The alcove will also be fully lit at night time so that there are no dark or shaded areas to hide in.

The school take pride in maintaining their buildings and keeping the campus clean and litter would be cleaned away as part of the school's daily maintenance and cleaning regime.

The alcove is similar to the alcove located at the entry to the Joan Freeman Building on St Peter's Street, which similarly has good natural surveillance and lighting. The school have had no issues here with anti-social behaviour or litter.



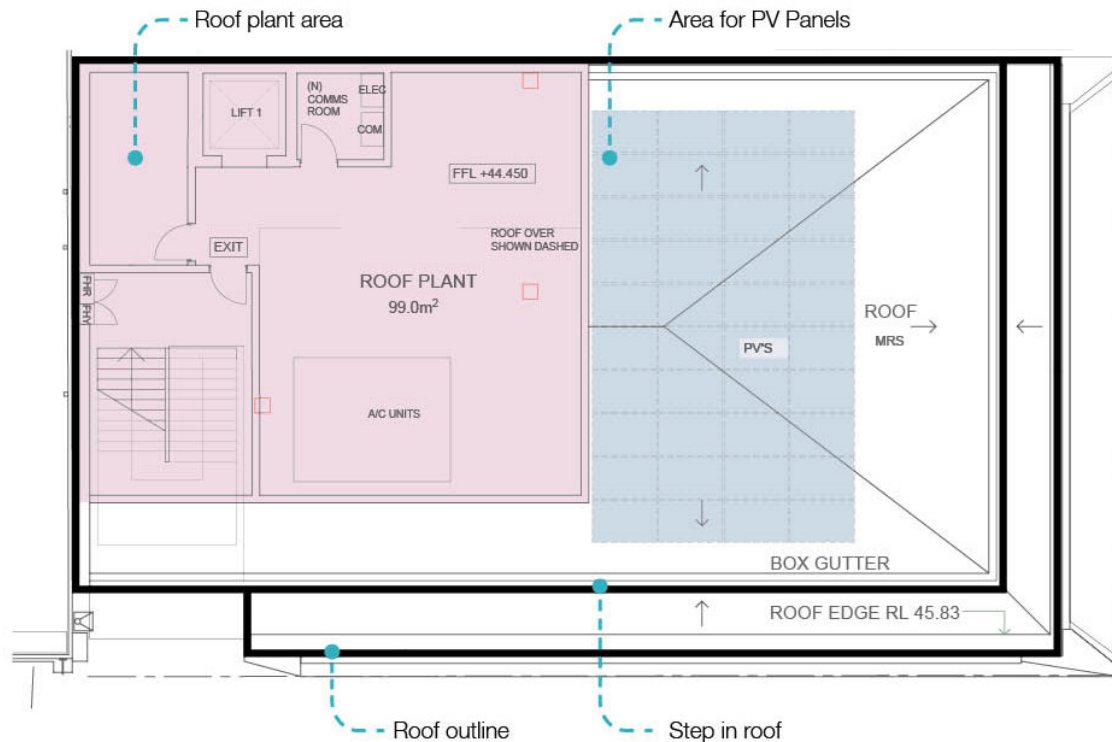
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5. Provide justification for not including a green roof on the roof and/or roof plant enclosure of Wilkinson House.

A roof plant enclosure has been provided at the roof level and is shown on Architectural Drawing AR.DA.2015. The roof plant takes up approximately half of the roof area. The majority of the remaining roof area has been used to accommodate PV panels meeting the environmental initiatives of the project.

Given that the roof area is largely occupied by services and plant, the provision of a green roof within the remaining area is not justifiable.

The school intend to provide a green roof as part of the Multi-Purpose Building development, which provides a much larger roof area and will be of greater benefit to the school and neighbours.



Wilkinson House Level 3 Roof Level

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.DA.1001a 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.

AR.DA.1001 (Rev A) is accurate.

There will be a total of 10 demountable classrooms with 8 located on the Centenary Sports Hall, 1 located in the existing on grade carpark located south of the Chapel Building and 1 located on the roof terrace to the south of the Old Gym Building.

The locating of temporary demountable classrooms on the Centenary Sports Hall roof was previously approved and provided during the construction of the Joan Freeman Building.



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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).	<p>Dedicated lockable bike storage areas:</p> <ul style="list-style-type: none"> - 1 x car bay dedicate for bike storage for staff accommodates 7 bicycles; and - 1 x lockable bike cupboard on top of the gym for students that can accommodate 12 bicycles.
Other Matters	
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 m ² , whereas the EIS states 13,949 m ² . Please clarify the existing GFA.	The existing GFA is 13,949m ² as per the EIS and in accordance with the detailed GFA Calculations shown on Architectural Drawings AR.MP.1103 and AR.MP.1104.
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).	<p>The Architectural Drawings have been annotated with the maximum RL heights.</p> <p>The following Architectural Drawings have been updated:</p> <ul style="list-style-type: none"> - AR.MP.3002, Rev D - AR.DA.2105, Rev C - AR.DA.3002, Rev C
<p>16. For reference:</p> <p>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.</p> <p>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.</p> <p>c) provide a photograph of the Old Gym Building.</p>	<p>Architectural plan diagrams from page 13 and 15 of the EIS Architectural Design Report have been updated as requested to show the RtS proposal.</p> <p>Updated diagrams are attached.</p> <p>A photograph of the existing Old Gym Building is provided below.</p>



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Old Gymnasium Building

This view is taken from the Main Lawn looking south towards the Old Gymnasium Building, which has been substantially modified externally with large concrete walkways, concrete stair and a brick stairwell.

