



SOCIAL IMPACT ASSESSMENT

SCEGGS Darlinghurst
Wilkinson House

Prepared for
SCEGGS DARLINGHURST LIMITED
3 December 2021



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I confirm this SIA contains all relevant information and complies with legal and ethical obligations of social impact practitioners, including those set out in the Social Impact Assessment Guidelines for State Significant Projects (2021) prepared by the Department of Planning, Industry and Environment.

I further confirm that none of the information contained in the SIA is false or misleading.



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CONTENTS

Executive Summary.....	1
1. Introduction	4
1.1. Project overview.....	4
1.2. Report Purpose and scope	5
1.3. Structure of this report	5
2. Methodology	6
2.1. Legislation and guidelines	6
2.2. Assessment methodology overview	6
2.3. Approach to assessing social impacts.....	7
Likelihood and magnitude level characteristics	7
Management measures	7
3. Policy context	8
4. Social baseline	9
4.1. Social locality	9
4.2. Community profile	11
4.3. Crime and safety	12
4.4. Engagement outcomes	13
4.4.1. Community and stakeholder engagement.....	13
4.4.2. Meeting with Council	13
4.5. Areas of social influence	14
5. Expected and perceived impacts	15
5.1. Neutral to low impacts.....	15
5.2. Moderate to high impacts	17
6. Assessment of significant impacts	19
6.1. Sensitive retention of heritage item	19
6.2. Engagement with Aboriginal culture and heritage	21
6.3. Improved and functional internal layout	23
6.4. Increased access to sport and recreation space	24
6.5. Temporary loss of outdoor space	25
6.6. Disruption to way of life during construction	26
7. Conclusion	28
7.1. Recommendations	28
7.2. Overall impact assessment.....	29
References	30
Disclaimer.....	31

EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared on behalf of SCEGGS Darlinghurst Limited for the proposed adaptive re-use of Wilkinson House located on the existing main school grounds at 215 Forbes Street, Darlinghurst.

Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. Social impacts are the consequences that people experience when a new project brings change. Social impacts are those that impact on people's way of life, community, accessibility, decision making, culture, livelihoods, surroundings and health and wellbeing.

The potential impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the DPIE SIA Guideline: Technical Supplement (2021) and is outlined below.

Table 1 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

Potential social impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Sensitive retention of heritage item:** Through sensitive design decisions and extensive heritage advice, the alterations and additions to Wilkinson House will retain the heritage significance of the building for SCEGGS and wider community. The new lift structure located to the south of the existing structure has been designed to be sympathetic and recessive when viewed next to Wilkinson House so as not to detract from the heritage characteristics of its façade. Wilkinson House will continue to make a significant contribution to the streetscape.

The implementation of management measures already identified, including the adoption of a CMP and a Cyclical Maintenance Plan, will ensure ongoing good practice management and conservation of the site long term. The sensitive retention of Wilkinson House will likely have a high positive impact on the community.

- **Engagement with Aboriginal culture and heritage:** The inclusion of Aboriginal interpretation through design, building fabric and landscaping will assist in creating a welcoming and inclusive environment for students, staff, and visitors to the school.

The positioning of the Indigenous support office in Wilkinson House will also enhance student, family, and staff engagement with and awareness of local Aboriginal culture. This aligns with GANSW's Designing with Country framework and Designing Guide for Schools suggested strategies to continue

learning from Country in an educational environment. Engagement with Aboriginal culture and heritage is likely to have a high positive impact on the community.

- **Improved and functional internal layout:** The redevelopment of Wilkinson House will provide an improved and more functional internal layout that will enhance usability for staff and students. A new lift will provide equitable access to each floor level. Classrooms will be of contemporary standard and provide flexibility to suit various education purposes. Improved circulation across each level will enhance natural light and ventilation to learning spaces. By removing the existing roof structure, an additional level with more space for classrooms and staff areas can be provided.

The improved and functional internal layout is likely to have a high positive impact on SCEGGS staff, students and visitors.

- **Temporary loss of outdoor space:** The temporary loss of the existing sports court, the only outdoor sport and recreation area on Campus, will have a short term negative impact on the community groups that use this space, and SCEGGS students and staff.

To reduce impacts, it is recommended SCEGGS establish an operational plan for students to ensure efficient use of other areas of open space across the Campus, or access to open space off Campus where possible.

- **Disruption to way of life during construction:** It is possible that SCEGGS students and staff, local Darlinghurst residents and local businesses may experience disruption to their way of life during construction, which is likely to have a short term medium negative impact.

Impacts will be reduced through the implementation of the proposed management measures and recommendations.

Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal.

Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- Adopt all recommendations provided by the HIS including:
 - The preparation of a Photographic Archival Recording, a Schedule of Conservation Works and a Heritage Interpretation Strategy by suitably qualified and experienced heritage consultants.
 - The engagement of a suitably qualified heritage consultant to provide ongoing advice throughout the design, documentation and construction stages of the project.
- Adopt all recommendations provided by the ACHA including:
 - Development of an Archaeological Chance Find Procedure if any Aboriginal objects or archaeological deposits are uncovered during site works.
 - Human Remains Procedure to follow in the unlikely event that human remains are uncovered during site works.
 - Preparation of an Aboriginal Cultural Heritage Induction to be included in the Construction Management Plan to inform contractors working on site of the types of sites and artefacts to be aware of.
- Implement recommendations provided in the CPTED assessment prepared by Urbis.
- Consider community use of the sporting facility outside school hours.
- Establish an operational plan for SCEGGS open spaces, or off-site access to open space, where possible during the construction period.
- Implement recommendations in the Noise Impact Assessment around careful selection and maintenance of plant and construction equipment.

- Implement recommendations and procedures in the CTPMP and the Preliminary Construction Management Plan.

Overall impact assessment

Based on this assessment and the recommendations provided, it is likely that the proposal will create a positive impact on the community, SCEGGS students and staff due to the sensitive retention of Wilkinson House and engagement with Aboriginal culture and heritage. It will further create a positive impact for SCEGGS students, staff and visitors due to the improved and functional internal layout and increased access to sport and recreation. Further consideration to allow community use of the sporting facility where possible will have a positive impact on the broader community.

The temporary loss of outdoor space, and disruption to way of life during construction raise some short term challenges on the community, SCEGGS students, staff and visitors, neighbouring residents and businesses. These impacts can be reduced through management measures already proposed, as well as additional recommendations made in this SIA.

1. INTRODUCTION

This Social Impact Assessment is prepared on behalf of SCEGGS Darlinghurst Limited (the applicant) to accompany a State Significant Development Application (SSDA 19989744) for the adaptive re-use of Wilkinson House (the site) located on the existing main school grounds (the Campus) at 215 Forbes Street, Darlinghurst.

1.1. PROJECT OVERVIEW

Conditional Development Consent was granted by the Independent Planning Commission (IPC) on 22 May 2020 to the Concept DA (Concept SSD 8993) for the redevelopment of SCEGGS at its main campus located at 215 Forbes Street, Darlinghurst (the Campus), excluding St Peter's Precinct and 217 Forbes Street.

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 four storey building for general school purposes. The Concept Approval only approved the existing building envelope of Wilkinson House.

This is the first detailed SSDA under the Concept Approval (SSD 8993) for the adaptive re-use 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.

The proposed adaptive re-use of Wilkinson House is to include the following works:

- External extension to the south to accommodate a lift core for equitable access, a corridor and meeting rooms. The extension will also connect the building to the wider campus.
- Demolish walls of the existing lightwell and rebuild a naturally lit and compliant stairwell.
- Rebuild mansard roof in copper with angled blades and clerestory windows to enable use of the roof space to provide for a large multipurpose space, GLA, a staff room and an outdoor terrace. The roof is proposed to be approximately 300mm higher than the existing roof to facilitate the required floor to ceiling height.
- Demolish existing timber floors and replace with concrete slabs for thermal mass, fire resistance, acoustic attenuation, and structural integrity.
- Enclose existing balconies and remove the balcony walls to incorporate the spaces as part of the new functional, regular-shaped classrooms.
- Other minor external alterations, including restoring the heritage façade by removing unsympathetic additions (such as security bars).
- Retention of the Forbes Street Foyer.
- Provide a new basement sporting facility, which will connect to the existing Centenary Sports Hall directly to the south.
- Internal alternations and additions to accommodate for new classrooms, a breakout space, a multipurpose common room and staff rooms.
- Ten demountable classrooms are proposed to be erected on the site during construction to ensure the school can continue to function during the construction period. Demountable classrooms are provided on grade south of the Chapel Building, at the upper level of the Centenary Sports Hall, and at the terrace west of Thompson Street.

A concurrent Modification to Concept Approval (SSD 8993) will be submitted with the SSDA to amend the existing building envelope and associated conditions for Wilkinson House.

SCEGGS is not proposing any increase in existing student numbers of staff numbers as a result of this proposal.

1.2. REPORT PURPOSE AND SCOPE

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. It involves a detailed and independent study to scope potential social impacts, identify appropriate mitigation measures and provide recommendations aligned with professional standards and statutory obligations.

In line with the Department of Planning, Industry and Environment's (DPIE) SIA Guideline for State Significant Projects (2021), social impacts are the consequences that people experience when a new project brings change. For the purposes of an SIA, 'people' can be individuals, households, groups, communities, businesses or organisations. According to DPIE's SIA Guideline, these impacts can be categorised as follows:

Figure 1 Social impact categories



Source: DPIE SIA Guideline for State Significant Projects

1.3. STRUCTURE OF THIS REPORT

This report has seven chapters as summarised below:

- **Chapter 1** (this chapter) introduces the proposal, purpose and scope of this report.
- **Chapter 2** outlines the legislative requirements and methodology applied to complete this SIA
- **Chapter 3** reviews the key findings and strategic directions from relevant state and local policies, as they relate to the proposal
- **Chapter 4** provides a social baseline of the study area including the site's locality, social and demographic characteristics, and consultation outcomes
- **Chapter 5** outlines a preliminary assessment of expected and perceived social impacts of the proposal
- **Chapter 6** assess the significant impacts of the proposal, including mitigation and management measures
- **Chapter 7** concludes the SIA by setting out a summary of the social impacts, recommendations, and overall impact assessment.

2. METHODOLOGY

This section outlines the methodology to prepare this assessment, with reference to the relevant legislative requirements.

2.1. LEGISLATION AND GUIDELINES

This SIA has been prepared in response to the requirements of the Secretary's Environmental Assessment Requirements (SEARs) for the proposal, as outlined in Table 1.

Table 2 SEARs item for SIA

10. Social Impacts
Provide a Social Impact Assessment prepared in accordance with the draft Social Impact Assessment Guideline 2020.

Source: SEARs issued on 21 June 2021

2.2. ASSESSMENT METHODOLOGY OVERVIEW

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the DPIE SIA Guidelines for State Significant Projects (2021).

Table 2 Methodology overview

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none">▪ Review of surrounding land uses and site visit▪ Review of relevant state and local policies to understand potential implications of the proposal▪ Analysis of relevant data to understand the existing community.	<ul style="list-style-type: none">▪ Review of site plans and technical assessments▪ Consultation with Council to identify potential impacts▪ Review of engagement outcomes▪ Identification of impacted groups▪ Initial scoping of impacts.	<ul style="list-style-type: none">▪ Assessment of significant impacts considering management measures▪ Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.

2.3. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The International Association for Impact Assessment (IAIA) highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is used in the Technical Supplement which supported DPIE's SIA Guideline.

The DPIE risk assessment methodology is outlined below and has been applied in this SIA.

Table 3 SIA risk assessment matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE, 2021

Likelihood and magnitude level characteristics

The likelihood and magnitude levels are determined by subjective and objective components. It considers both individual experiences, community perceptions and technical evaluations.

The likelihood level assesses the probability of the impact occurring. The level of magnitude assesses the likely significance of the impact and considers several characteristics including:

- **Extent** – the volume of people expected to be affected and their relative location to the proposal
- **Duration** – the timeframe and frequency of potential impacts
- **Severity or scale** – the degree of change from the existing condition as a result of the impact
- **Intensity or importance** – the extent to which people or an environment can adapt to or mitigate the impact, including the value they attach to the matter and their capacity to cope and/or adapt to change
- **Level of concern/interest** – the level of interest or concern among the people affected.

Management measures

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction, or operational stage of the proposal.

Section 5 of this report assesses potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 6. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

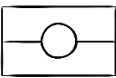




3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. This included the following documents:

- Great Sydney Commission, Eastern City District Plan (2018)
- Government Architect New South Wales (GANSW), Better Places: Design Guide for Schools (2018)
- City of Sydney, City Plan 2036: Local strategic planning statement (LSPS) (2020)
- City of Sydney, A City for All: Towards a socially just and resilient Sydney (2019).

A summary of key findings relating to the potential social impacts of the proposal is provided below.

Table 4 Relevant social themes from policy review

Theme		Summary of findings
	Protecting and enhancing connection to Aboriginal culture	<ul style="list-style-type: none"> ▪ The LSPS recognises that Aboriginal people have unbroken and ongoing connection with the City of Sydney. ▪ Key objectives in the LSPS include to conserve and maintain Indigenous heritage and work with the Aboriginal and Torres Strait Islander Advisory Panel to identify strategies for recognition through land use processes, including designing with Country.
	Innovation in school delivery	<ul style="list-style-type: none"> ▪ The Eastern City District Plan encourages the private sector to develop innovative ways to provide school infrastructure. ▪ This could include more efficient use of land, contemporary design, greater sharing of spaces and facilities and flexible learning spaces.
	Good school design	<ul style="list-style-type: none"> ▪ GANSW's Design Guide for Schools outlines several principles for high quality design of new schools and building upgrades. ▪ One of these principles includes responding to and enhancing the positive qualities of the school setting, landscape, and heritage, including Aboriginal cultural heritage. ▪ Other principles include providing durable, resilient, and adaptable schools so they can evolve over time to meet future requirements and optimising health, safety and security within school boundaries and the public domain.
	Schools support thriving communities	<ul style="list-style-type: none"> ▪ As acknowledged at local and State level, schools are key infrastructure that contribute to providing healthy, inclusive, liveable and thriving communities. ▪ Furthermore, Design for Schools recognises that high-quality, well-designed schools create a sense of pride, identity, and ownership for the communities they serve.
	Respecting local heritage	<ul style="list-style-type: none"> ▪ State and local government prioritise respecting, conserving, and enhancing local heritage. ▪ The LSPS recognises that the character of most areas in the City is closely intertwined with their heritage, highlighting the importance of heritage conservation.

4. SOCIAL BASELINE

This section provides a social baseline of the study area including the site's locality, social context, demographic characteristics, engagement outcomes and areas of social influence.

4.1. SOCIAL LOCALITY

The Campus is located in Darlinghurst, an inner city suburb on the fringe of the Sydney Central Business District (Sydney CBD). The site is located at the north east of the Campus with dual frontages to Forbes Street and St Peters Street. The Campus is in a densely populated environment, with residential terraces located to the west along Bourke Street, and to the south east along Forbes Street. Across the site, on the opposite side of Forbes Street, is the 43 storey Horizon Apartments tower.

Darlinghurst is a small suburb, however supports a mix of land uses, including residential apartments and terrace housing, hotels, cultural and educational facilities including art galleries, the National Art School, Australian Centre for Photography and the University of Notre Dame. In addition to SCEGGS, Sydney Grammar School and Darlinghurst Public School are also located in the suburb. A commercial and retail strip is located along Oxford Street, with hotels, restaurants, cafes, office space and shops. At the south east of the suburb is St. Vincent's Private Hospital which provides a wide range of medical support, including an emergency department.

Figure 2 Social context



Source: Six maps, Urbis 2021

Figure 3 Site photos



Picture 1 Wilkinson House



Picture 2 School entrance on St. Peter's Street



Picture 3 Bourke Street terraces



Picture 4 St. Peter's Lane from Bourke Street with the Horizon Apartments tower in the background

4.2. COMMUNITY PROFILE

A community profile identifies the demographic and social characteristics of a proposal's likely area of social influence. This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A community profile has been developed for Darlinghurst based on demographic data from:

- Australian Bureau of Statistics (2016) Census of Population and Housing
- Profile id
- DPIE (2019) NSW population projections.

The demographic characteristics of the City of Sydney LGA and Greater Sydney have been used, where relevant, to provide a comparison. While population data from the 2016 Census was collected five years ago, it remains the most recent population data source until the release of 2021 Census data in June 2022.

In 2020, it is estimated that there are 13,096 people living in Darlinghurst. Key characteristics of this community include:



Young adult population

Most (68.8%) Darlinghurst residents were aged between 20 and 49 years old. In comparison, residents of the same age bracket made up 68.5% of the City of Sydney LGA and 44.3% of Greater Sydney.



High density living

Almost all (98.1%) Darlinghurst residents lived in a semi-detached, flat or apartment dwellings. There are almost no separate houses in Darlinghurst (0.5%) which is much lower compared to Greater Sydney (56.9%).



Small households and family composition

The average household size in Darlinghurst is 1.8 people, compared to 2.8 people for Greater Sydney. Most families in Darlinghurst were couples without children (74.9%) which was more than double that of Greater Sydney (33.4%).



Low rates of car ownership and use

There were low rates of travel to work by car for residents of Darlinghurst (18.9%) compared to the City of Sydney LGA (23.2%) and Greater Sydney (59.8%). Close to half of households in Darlinghurst did not own a motor vehicle (44.2%).



Above average household income

Median weekly household income in Darlinghurst was \$2,158. This is 12% higher than that of household incomes in the City of Sydney LGA (\$1,926) and 18% higher than incomes in Greater Sydney (\$1,750).



Educated population

Most (62.0%) Darlinghurst residents had a tertiary qualification*. In comparison, 58.0% of residents in the City of Sydney LGA and 49.8% of residents in Greater Sydney had a tertiary qualification.

*Tertiary qualification includes: Certificate level I-IV, Diploma, Advanced Diploma and Bachelor Degree level and above

4.3. CRIME AND SAFETY

As part of the community profile, data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed on 21 September 2021 to understand the crime and safety context around the site.

Key findings relevant to this assessment include:

- Darlinghurst generally has higher crime rates per 100,000 people compared to the City of Sydney LGA.
- BOCSAR produces hotspot maps to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for non-domestic assault, malicious damage to property, break and enter non-dwelling, steal from person, steal from motor vehicle and motor vehicle theft.
- Two-year crime trends from July 2019 to June 2021 indicate that crime rates have generally remained stable in Darlinghurst.

More detailed information on crime and safety in relation to the proposal is provided in the CPTED Assessment prepared by Urbis.

4.4. ENGAGEMENT OUTCOMES

4.4.1. Community and stakeholder engagement

Elton Consulting undertook Community and Stakeholder engagement in August 2021. As documented in the Engagement Outcomes Report, the engagement objectives were to:

- Ensure local community and stakeholder awareness of the proposal and provide the opportunity for feedback
- Reengage with community and stakeholders who had previously expressed a high level of interest in the Concept SSDA to identify whether previous heritage concerns had been addressed
- Understand key areas of interest to help inform the planning and construction processes.

Three activities were undertaken in August 2021. These were a letterbox drop to approximately 2,200 properties surrounding the Campus, establishment of a project email address and hotline and two community information and feedback sessions with key stakeholder groups who showed a high level interest previously. This included owners in the Horizon Apartment buildings, the Thomson Street residents' group and East Sydney Neighbours Association (ESNA).

As detailed in the Engagement Outcomes Report, key feedback from the community and stakeholders was centred on three key themes, documented below.

Design of the new building: there was overwhelming support for the preliminary design, noting the sensitive treatment and enhancement of the historic building's facades and roof. Some respondents were of the perspective that the design of the lift tower could be more sympathetic to the character of the building.

Construction management: there was a high level of interest in traffic and access during construction. Key considerations identified were the potential impact of construction worker parking on local on-street parking, noting recent experience with another local significant construction project on the corner of Forbes and Liverpool Streets, and traffic flow and safety in relation to truck movements.

Traffic and access: it was noted that the proposal for Wilkinson House would have no impact on current school operational traffic. There was ongoing interest in improving current operational traffic flows around the school, with some respondents suggesting the removal of bollards at the end of Forbes Street to allow traffic flow between St Peters Lane, Premier Lane and Forbes Street.

4.4.2. Meeting with Council

To directly inform this SIA, a meeting was held online between the authors of this report and a representative from the City of Sydney's social planning team. Key outcomes from this meeting are provided below under key themes.

Local community characteristics

- Comments on the community profile of Darlinghurst were provided including its:
 - Higher proportion of lone person households
 - Higher proportion of residents with university qualifications
 - Lower proportion of Indigenous people
 - High socio-economic status in the suburb, although with mixed communities nearby including Woolloomooloo, which has a higher proportion of social housing and a lower socio economic profile.
- The City of Sydney conducts Wellbeing Surveys of its residents every few years, the most recent of which took place in 2018 and was reported on in the Community Wellbeing Indicators Report 2019. The previous survey was undertaken in 2015. Key changes on community sentiment from 2015 to 2018 for residents of 'Oxford Street Village', the area in which the Campus is located, reported:
 - Slight decrease in feeling part of the community
 - Slight decrease in satisfaction with opportunities to participate in sporting or recreational activities

- Decrease in people satisfied with the opportunities in their local area to participate in arts and cultural activities, such as art classes, performances and creating music
- Features of the local area that people believe are most important to their decision to live in this area included its close proximity to transport, places to socialise, work, study and parks, gardens and trees.

Impacts of the proposal

- Positive comments were made about the Indigenous cultural interpretative elements being incorporated in the design.
- Comment that the building should be accessible for people with a disability, particularly people using a wheelchair.
- Comment that there may be potential noise and visual impacts from the temporary demountable classrooms proposed to be located on the existing sport courts.
- Comment on potential construction impacts and the recommendation to prepare a Construction Management Plan to consider safety impacts during the construction and staging period.
- Comment to consider community access to the sporting facility to respond to the need for Darlinghurst to have more availability of, and better access to, sport and recreation facilities.

4.5. AREAS OF SOCIAL INFLUENCE

Considering the outcomes of the social baseline, the proposal's area of social influence is mostly confined to the immediate context and suburb. Within the areas of social influence, the following individuals and communities are likely to be impacted by the proposal:

- Darlinghurst residents, particularly people living in terraces along Bourke and Forbes Streets and in the Horizon Apartments Building
- Commercial and retail tenants along St Peter's Lane, William Street and Bourke Street
- SCEGGS Darlinghurst students, staff and visitors
- Local Aboriginal community.

5. EXPECTED AND PERCEIVED IMPACTS

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing community. A SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. These impacts have been informed by the contextual information outlined in Sections 2-4 of this SIA and have been assessed against the SIA criteria described in Section 2.

5.1. NEUTRAL TO LOW IMPACTS

This section outlines the social impacts considered to have a neutral to low impact on the community. These are not considered to have a significant impact on the community and are not included for further assessment.

Table 3 Initial scoping of neutral to low impacts

Potential impact	Social impact category	Impact assessment summary
Operational noise	<ul style="list-style-type: none"> Way of life 	<p>The noise from future tenant activity, including the proposed lift and mechanical plant and systems, has been assessed by ADP Consulting in its Noise Impact Assessment. The assessment found that the proposal can comply with the relevant noise criteria with the implementation of design criteria and acoustic treatment concepts. This includes recommendations on:</p> <ul style="list-style-type: none"> Façade glazing Acoustic treatment for mechanical plant and equipment Noise criteria limits for the lift car when the door is opening and closing, and when the lift is accelerating and decelerating. <p>Based on the findings in the Noise Impact Assessment and implementation of mitigation measures, operational noise is likely to have a neutral impact on surrounding residents and business.</p>
Improved safety and security	<ul style="list-style-type: none"> Surroundings 	<p>Areas in high density CBD locations, like Darlinghurst, generally have higher levels of crime due to the larger number of people living and/or working in these locations. This is reflected in the BOCSAR data for the suburb as outlined in Section 4.3 or this report.</p> <p>The Crime Prevention through Environmental Design (CPTED) Assessment that forms part of this SSDA, found the overall design of the proposal has incorporated the CPTED principals of surveillance, access control, territorial reinforcement and space and activity management. The proposal is therefore considered to provide a safer and more secure school environment and surrounding public realm.</p>

		Improved safety and security is likely to have a low positive impact on SCEGGS students and the Darlinghurst community.
Access for people with a disability	<ul style="list-style-type: none"> Way of life Accessibility 	<p>As raised in engagement with the City of Sydney, it is important that all people can access Wilkinson House. An Accessibility Report, prepared by Urban Health Access & Heritage Consultants, verifies that the project meets human rights objectives and technical Performance Requirements of the Disability (Access to Premises/Buildings) Standard 2010 and relevant sections of the Building Code of Australia 2019.</p> <p>This assessment confirms that Wilkinson House will be accessible via a complying walkway from the public footpath and kiss-and-ride drop-off point on St Peter's Street. An accessible entry, main entry and foyer and accessway was also built as part of the Joan Freeman Building located adjacent Wilkinson House. Planning for the Joan Freeman Building allowed for future connectivity and interlinking to Wilkinson House, meaning that the existing main school access will provide accessible access to Wilkinson House via ramps, walkways and lifts. The Access Report confirms that the new lift proposed at Wilkinson House will provide access for people with a disability to each floor of the building.</p> <p>The Access Report confirms that people with a disability will have multiple safe access points to Wilkinson House. Access for people with a disability is likely to have a low positive impact on SCEGGS students, staff and visitors.</p>
Visual change	<ul style="list-style-type: none"> Community Surroundings 	<p>Demolition and redevelopment of the roof of Wilkinson House will result in a small height increase to the building of 300mm. As shown in the renders produced for the Visual Impact Assessment (VIA), the additional roof height will be primarily located at the western corner of the building. Views from the Horizon Apartments and 186 and 200 Forbes Street were considered in the VIA, which shows minimal visual change or impact.</p> <p>The VIA did not consider visual impacts of the temporary demountable classrooms located on the outdoor sports court, above street level. It is unlikely the demountable classrooms will disrupt existing views from neighbouring residences. However, the temporary demountables will result in short term visual change to Forbes Street. There is an existing fence to the outdoor court, which will provide some screening of the demountable classrooms. On balance, it is likely that visual change will have a neutral impact on nearby residents and the Darlinghurst community.</p>

5.2. MODERATE TO HIGH IMPACTS

Table 3 outlines the social impacts which were identified in preliminary scoping as likely to be moderate to high. **These impacts are considered significant and are included for further assessment in Section 6 of this report.**

Table 4 Initial scoping of moderate to high impacts

Potential impacts	Social impact category	Impacted groups	Preliminary assessment
Sensitive retention of heritage item	<ul style="list-style-type: none"> Culture Community 	<ul style="list-style-type: none"> Darlinghurst residents SCEGGS Darlinghurst students and staff 	The proposal will preserve and restore the elements that make Wilkinson House historically significant for SCEGGS and the wider Darlinghurst community. The restoration of Wilkinson House will ensure the long term preservation of one of the earliest survival buildings designed by Emil Soderston, a prominent and notable Sydney based architect.
Engagement with Aboriginal culture and heritage	<ul style="list-style-type: none"> Culture Community 	<ul style="list-style-type: none"> Local Aboriginal community SCEGGS Darlinghurst students and staff 	The proposal draws design inspiration from themes of Connecting with Country to create a welcoming environment, as well as enhance engagement with Aboriginal culture. Engagement with Indigenous Student Co-ordinator and Personal Development and Health Development teacher, Jola Cumming, a Butchulla and Gawara Salt Water Murri Woman in the design and decision making process is likely to assist in respecting and celebrating the character and culture of the land.
Improved and functional internal layout	<ul style="list-style-type: none"> Accessibility Surroundings 	<ul style="list-style-type: none"> SCEGGS Darlinghurst students and staff 	The proposal will provide improved and more functional layout that will enhance usability for staff and students. It will provide classrooms that are larger, more flexible, more sustainable and of contemporary standard and have better light and natural ventilation.
Increased access to sport and recreation space	<ul style="list-style-type: none"> Accessibility Health and wellbeing 	<ul style="list-style-type: none"> SCEGGS Darlinghurst students and staff Darlinghurst residents 	The proposal will provide approximately 260sqm of additional sport and recreation space. This will enhance availability and opportunity for students to participate in sport and recreation activities, as currently the Campus has limited sport and recreation space.
Temporary loss of open space	<ul style="list-style-type: none"> Way of life Accessibility 	<ul style="list-style-type: none"> SCEGGS Darlinghurst students and staff 	To accommodate student learning areas during the construction of Wilkinson House, it is proposed to provide eight temporary demountable classrooms on the outdoor court of the Centenary Sports Hall and one demountable classroom at the Library Building landscaped roof terrace.

			The demountable classrooms will reduce availability of open space in the short-term for a period of approximately 16 months.
Disruption to way of life due to construction	<ul style="list-style-type: none"> ▪ Community ▪ Accessibility ▪ Surroundings 	<ul style="list-style-type: none"> ▪ Darlinghurst residents ▪ Commercial and retail tenants ▪ SCEGGS Darlinghurst students and staff 	The construction of the new facilities on an active school site, with residents and businesses located nearby will likely create some disruption for SCEGGS students, staff, visitors and neighbouring residents and businesses during the approximate 16 month period of construction.

6. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts of the proposal, as identified in Table 3. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level is described in Section 2.

6.1. SENSITIVE RETENTION OF HERITAGE ITEM

Description of impact
Retaining the Wilkinson House building which is a locally listed heritage item.
Current environment
<p>The Campus is listed as a heritage item under the Sydney Local Environmental Plan (LEP) 2012 as 'Sydney Church of England Girls Grammar School group including Barham, Chapel Building and Wilkinson House and their interiors and grounds'. Wilkinson House is one of the three buildings at the Campus identified as having significance for their historic, associative, aesthetic and representative values and for their rarity.</p> <p>As outlined in the Conservation Management Plan (CMP) and Heritage Impact Statement (HIS), prepared by Urbis, Wilkinson House was originally constructed as the Gywinder Flats. It is historically significant within Darlinghurst and the inner city for its ability to demonstrate the historic transition towards residential flat building in the Inter-War period, which was necessary to accommodate higher density and more affordable housing close to the Sydney CBD during this period. During the 1960s, Wilkinson House was acquired and altered by SCEGGS to provide boarders accommodation for the growing number of school students at this time. In 2002, the building was converted to a Senior Education Centre. It is historically significant for its continued use and association with SCEGGS for over 60 years. As the CMP notes, it is likely that Wilkinson House also demonstrates social significance for its long association with SCEGGS, particularly student boarders who experienced their formative years there. It is also likely that the building has social significance for Darlinghurst residents, contributing to their sense of place by being a landmark in the suburb.</p> <p>In addition to its historical, associative, and social significance, the external facades of Wilkinson House have aesthetic significance as a fine example of Inter-War Georgian and Mediterranean Revival Styles, maintaining many characteristics of these styles. It was designed by Emil Soderston, a prominent and notable Sydney based architect who was a leading practitioner of the Art Deco style.</p>
Impact of the proposal
<p>As outlined by the HIS, the proposed adaptive reuse of Wilkinson House is considered to respect the significance of the building. The adaptive reuse will ensure balance is met between the tangible and intangible significance of the building while allowing for it to be transformed into an asset that will serve the educational need of the school into the future.</p> <p>The proposal will preserve and restore the elements that make Wilkinson House historically significant and has been guided by the strategy for preservation outlined in the CMP. This will include maintaining the building exterior, restoring the existing double hung windows, arched openings and the decorative portal, arch, sconces, and crests of the main entry. The design will also remove some elements that are considered detrimental to the building's integrity and functionality. This includes removing the later added security grills on windows and balconies, sirens and lights and replacing them with more sympathetic versions. It is also proposed to remove the existing and poorly conditioned downpipes, and the infill brickwork to the four original garage openings on St Peters Street. New glass bricks are proposed instead</p>

to increase natural light to the internal spaces behind. This is noted in the HIS as a positive change that will retain the understanding of the original function of this portion of the elevation.

The existing mansard roof will be rebuilt in copper and will retain the existing roof profile and architectural character of Wilkinson House while allowing more natural light to teaching spaces. The removal of most of the significant internal fabric of the building to allow for large and usable GLAs is assessed in the HIS to be appropriately compensated through a number of interpretation devices. This includes the use of floor and ceiling inlays, a new circulatory staircase in place of the former lightwell, terrazzo flooring and the repurposing of the original staircase as a new art piece. As identified in Section 4.4, the community was very supportive of the sensitive treatment and enhancement of Wilkinson House facades and roof.

As identified in Section 4.4, the community did make some comments about the lift and lift structure, with some community members of the perspective that this could be more sympathetic to the character of the building. This feedback, and heritage advice, was considered in the design of the lift and lift structure which will be contemporary in its design to contrast with the heritage fabric of Wilkinson House. It will be clad in glass brick, complementing the adjoining red brick of Wilkinson House. As outlined in the Design Report and HIS, the translucent quality of the structure will make the structure appear dematerialised, between two heavier buildings. It will also be setback from Forbes Street and off the gutter line so that it reads separately to the Wilkinson House building.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Interpretation of the of the original internal material and layout of the building through floor and ceiling inlays, a new circulatory staircase in place of the former lightwell, terrazzo flooring and the repurposing of the original staircase as a new art piece. ▪ Preparation of a CMP to be adopted by present and future owners as a guide for the management, conservation and maintenance of Wilkinson House. ▪ Preparation of a Cyclical Maintenance Plan (within the CMP) to inform the current condition and immediate works required, the required ongoing maintenance and requirements for recording monitoring and maintenance. 	<ul style="list-style-type: none"> ▪ Adopt all recommendations provided by the HIS including: <ul style="list-style-type: none"> - The preparation of a Photographic Archival Recording, a Schedule of Conservation Works and a Heritage Interpretation Strategy by suitably qualified and experienced heritage consultants. - The engagement of a suitably qualified heritage consultant to provide ongoing advice throughout the design, documentation, and construction stages of the project.

Residual impact (considering management measures)

Likelihood: Almost certain	Magnitude: Major	Resultant impact: Very high
<p>Through sensitive design decisions and extensive heritage advice, the alterations and additions to Wilkinson House will retain the heritage significance of the building for SCEGGS and the wider Darlinghurst community. The new lift structure has been designed to be sympathetic and recessive when viewed next to Wilkinson House so as not to detract from the heritage characteristics of its façade. Wilkinson House will continue to make a significant contribution to the streetscape.</p> <p>The implementation of management measures already identified, including the use of interpretive design, the adoption of a CMP and a Cyclical Maintenance Plan, will ensure ongoing good practice management and conservation of the site long term.</p> <p>The sensitive retention of Wilkinson House will likely have a high positive impact on the community.</p>		

6.2. ENGAGEMENT WITH ABORIGINAL CULTURE AND HERITAGE

Description of impact
Increased engagement with Aboriginal culture and heritage through the implementation of design and building strategies.
Current environment
<p>In the City of Sydney LGA 1.2% of the population identify as Aboriginal and/or Torres Strait Islander. In Darlinghurst 0.6% of the population identify as Aboriginal and/or Torres Strait Islander. The people of the Eora Nation are the Traditional Custodians of the Sydney region. As documented in the Aboriginal Cultural Heritage Assessment (ACHA), prepared by Urbis, there are several clans of the Eora people including the Kameragial, Wanegal, Borogegal and Gadigal. The Gadigal, also known as Cadigal, were believed to occupy the south side of Port Jackson, from South Head to Long Cove (now Darling Harbour) which incorporates the Eastern Suburbs and CBD area.</p> <p>Key objectives in the LSPS are to conserve and maintain Indigenous heritage and to identify strategies for recognition through land use processes, including Designing with Country.</p> <p>As outlined in Section 3 a key principle in the design of schools is to respond to and enhance the qualities of the school setting, including Aboriginal cultural heritage. This is further supported by the GANSW Designing with Country discussion paper and framework which provides a starting point for the development of Principles of Country that can be applied to government projects in the built environment. The draft framework includes strategies and pathways for connecting with Aboriginal culture. It acknowledges that the first strategy must be cultural awareness, which can take many forms through language, performance, ceremony, food, song, dance, art, clothing and tools. Other strategies include building relationships, learning from Country and finding common ground through knowledge sharing.</p>
Impact of the proposal
<p>An assessment of values and significance, looking at social or cultural value, historic value, scientific (archaeological value) and aesthetic value was undertaken as part of the ACHA. As part of this assessment, process letters were sent to 49 Aboriginal groups and individuals to notify them of the project and provide an opportunity to register interest and provide feedback. Eight groups registered their interest and provided a response. The responses indicated that the subject area has broadly been identified as having high cultural significance.</p> <p>The design strategy acknowledges the importance of connecting with Country, with a commitment to engage with the Aboriginal community to implement meaningful strategies. As outlined in the Design Report, Smart Design Studio has met with the SCEGGS Indigenous Student Co-ordinator and Personal Development and Health Development (PDHD) teacher, Jola Cumming, a Butchulla and Gawara Salt Water Murri Woman to workshop strategies on ways to incorporate Aboriginal culture into the project. Ms Cumming's office will be located in Wilknsn House, and the building fabric and spaces will weave in aspects of Indigenous culture as a way to resonate with Indigenous students and to educate non-Indigenous students.</p> <p>Other design interpretation strategies include:</p> <ul style="list-style-type: none"> ▪ Incorporating an oculus sky light above the central courtyard to connect with Sky and nature on a dense, inner-city site ▪ Using native plants, such as Silver Leafed Mountain Gum, to connect with Earth ▪ Displaying Indigenous artworks and the Australian Institute of Aboriginal and Torres Strait Islander Studies (AIATSIS) Map of Indigenous Australia identifying Aboriginal placenames, language groups and nations

<ul style="list-style-type: none"> ▪ Building walls and/or pathways to embed interpretation of local artifacts, flora and fauna and text commemorations of languages, stories and places that are of significance to the local Aboriginal community. 		
Management measures		SIA recommendations
<ul style="list-style-type: none"> ▪ Early engagement with Ms Cumming to help inform design strategies. ▪ Continued dialogue between Smart Design Studio, Ms Cumming and local Elders to ensure the final design strategies implemented are meaningful. ▪ Incorporation of recommendations made in the ACHA for Aboriginal interpretation using language and native garden plantings. 		<ul style="list-style-type: none"> ▪ Adopt all recommendations of the ACHA including: <ul style="list-style-type: none"> - Development of an Archaeological Chance Find Procedure if any Aboriginal objects or archaeological deposits are uncovered during site works. - Human Remains Procedure to follow in the unlikely event that human remains are uncovered during site works. - Preparation of an Aboriginal Cultural Heritage Induction to be included in the Construction Management Plan to inform contractors working on site of the types of sites and artefacts to be aware of.
Residual impact (considering management measures)		
Likelihood: Almost certain	Magnitude: Moderate	Resultant impact: High
<p>The inclusion of Aboriginal interpretation through design, building fabric and landscaping will assist in creating a welcoming and inclusive environment for students, staff, and visitors to the school. The location of the Indigenous support office in Wilkinson House will also enhance student, family, and staff engagement with and awareness of local Aboriginal culture. This aligns with GANSW's Designing with Country framework and Designing Guide for Schools suggested strategies to continue learning from Country in an educational environment.</p> <p>Engagement with Aboriginal culture and heritage is likely to have a high positive impact on the community.</p>		

6.3. IMPROVED AND FUNCTIONAL INTERNAL LAYOUT

Description of impact	
Delivery of large, flexible and functional learning spaces and student breakout spaces, staff offices and additional sports and recreation facilities.	
Current environment	
<p>The school currently uses the ground floor, level one and two of the building for classrooms. The lower ground level is also partially used as a senior common room with a kitchen and bathroom. The current floorplan of Wilkinson House means that classrooms on ground floor, level one and two are small and do not meet contemporary standards for large classrooms that are flexible and adaptable. As outlined in the Design Report, prepared by Smart Design Studio, the enclosed balconies limit visibility by teachers, prevent classrooms from receiving natural light and reduce the size, flexibility, and adaptability of the classrooms. The current widths of corridors are narrow, provide opportunities for entrapment and limit passive surveillance across each level. There is currently limited wheelchair access throughout the building or accessible toilet facilities.</p> <p>As outlined in Section 3, a key principle in GANSW's Design for Schools is providing durable, resilient, and adaptable schools so that they can evolve over time to meet future needs. It is also important for upgrades of existing schools to value and enhance the school's current setting.</p>	
Impact of the proposal	
<p>The proposal intends to remove internal balcony walls to enable the provision of larger classrooms that meet contemporary guidelines for school design. By removing the internal balcony walls, internal general learning areas (GLA) will be much larger in size and provide a better use of space inside Wilkinson House.</p> <p>At ground floor, it is proposed to provide two GLAs. One GLA will be a 66sqm flexible drama space and the other a 61sqm flexible PDHD space. It is also proposed to provide three small meeting rooms, and a larger meeting room for students and staff. A staff office for academic support teachers will also be provided at this level. The main entrance lobby from Forbes Street and lounge hall will be retained.</p> <p>At the first and second floors, three GLAs for general learning at each level are proposed and will range in size from 60sqm to 70sqm. A student breakout space will also be provided at each level. A staff room for social science teachers and a staff lunchroom with a meeting room is proposed at the first level. At the second level a staff room for Indigenous support teachers is proposed.</p> <p>It is proposed to remove the existing roof structure to provide an additional floor at level three. This area will accommodate a courtyard with an open roof, multipurpose common room, board room and careers office.</p> <p>At lower ground level it is proposed to provide a gym training area and sporting facility. This will connect to the existing centenary sports hall.</p> <p>As outlined in the Design Report, the design of each level focuses on providing four quadrants that maximise space for GLAs and provides naturally lit classrooms and sport facilities. The design also aims to improve circulation in the building by providing a wider, straight and streamlined circulation system, with a central stair running through the spine of the building.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Provision of larger GLAs of more contemporary and flexible design. Removal of the narrow, non-compliant stair and replacement with a new, compliant 4m 	<ul style="list-style-type: none"> Implement recommendations provided in the CPTED assessment prepared by Urbis.

stair providing safe movement of staff and students. ▪ Optimised floor plan layout to enhance natural light and ventilation to all learning environments.		
Residual impact (considering management measures)		
Likelihood: Likely	Magnitude: Moderate	Resultant impact: High
<p>The redevelopment of Wilkinson House will provide an improved and more functional internal layout that will enhance usability for staff and students. A new lift will provide equitable access to each floor level. Classrooms will be of contemporary standard and provide flexibility to suit various education purposes. Improved circulation across each level will enhance natural light and ventilation to learning spaces. By removing the existing roof structure, an additional level with more space for classrooms and staff areas can be provided.</p> <p>The improved and functional internal layout is likely to have a high positive impact on SCEGGS staff, students and visitors.</p>		

6.4. INCREASED ACCESS TO SPORT AND RECREATION SPACE

Description of impact	
A new sporting facility to be provided at lower ground level to increase access to sport and recreation space.	
Current environment	
<p>The Centenary Sports Hall is located at the eastern portion of the Campus, to the south of Wilkinson House, along Forbes Street. It is the school's only formal sport and recreation facility, providing an indoor full sized multipurpose sports court, and an outdoor full sized multipurpose sports court above.</p> <p>The lower ground level provides a senior common room, bathroom, kitchen and storeroom.</p> <p>As summarised in Section 4.4, consultation with the City of Sydney identified that Darlinghurst residents have experienced a slight decrease in satisfaction with opportunities to participate in sporting or recreational activities due to limited availability of spaces.</p> <p>Across the Campus, SCEGGS currently shares some of its school facilities with the community. This includes providing regular weekly and on demand sport and recreation use for sporting competitions and regular practice (such as gymnastics) at the Centenary Sports Hall.</p>	
Impact of the proposal	
<p>As outlined in Section 6.2 above, it is proposed to extend the lower basement level to provide a gym training area and a sporting facility. This will provide approximately 260sqm additional sport and recreation space for students to participate in sport and recreation activities.</p> <p>This space will be used for sport warm-up space, aerobic activities, strength and conditioning activities and some ball sports.</p>	
Management measures	SIA recommendations
None identified.	▪ Consider community use of the sporting facility on a regular or ad hoc basis outside school hours.
Residual impact (considering management measures)	

Likelihood: Almost certain	Magnitude: Minor	Resultant impact: Medium
<p>The Campus site is constrained in size, with only two sports courts currently provided for around 900 students. The new sporting facility and training area at the lower ground level will provide students with increased access to sport and recreation space and have a positive impact on SCEGGS students and staff. If there is an opportunity to include the new sporting facility in the existing programme of shared use of school space with the community, this will have a wider positive impact on the community.</p>		

6.5. TEMPORARY LOSS OF OUTDOOR SPACE

Description of impact	
Use of the existing sport court and part of the library landscaped roof terrace to provide temporary demountable classrooms during construction.	
Current environment	
<p>The Campus' inner-city location means there are only limited areas for open space and recreational space. Most of the outdoor space provided at the Campus are located on roof decks over flat buildings that enable this type of access.</p> <p>As stated in Section 6.3 the Centenary Sports Hall is located at the eastern portion of the Campus and provides an indoor and outdoor court. The outdoor court is elevated above street level with fencing along Forbes Street. The court is used for structured activities including school sporting competitions and PDHD classes. It is also used as unstructured open space for students at morning tea and lunch breaks during the school day.</p> <p>The Library Building is located to the north of Thompson Place and Thompson Street. It provides a landscaped roof terrace used as passive open space by students and staff during morning tea and lunch breaks during the school day.</p> <p>Other areas of outdoor open space provided at the Campus include the central lawn, primary school playground and Joan Freeman landscaped roof terrace.</p>	
Impact of the proposal	
<p>To accommodate student learning areas and replacement staff facilities during the construction of Wilkinson House, it is proposed to provide eight temporary demountable classrooms on the outdoor court of the Centenary Sports Hall, within the existing Forbes Street carpark and one demountable classroom at the Library Building landscaped roof terrace. The internal demolition and construction programme is currently expected to commence in August 2022 and finish in March 2024. As outlined in the Preliminary Construction Traffic and Pedestrian Management Plan (CTPMP), it is expected that the temporary demountable classrooms will be installed in August 2022 before any internal demolition works start to ensure a smooth transition of students and staff from Wilkinson House. It is expected that the demountable classrooms will be removed in December 2023 after transition back into Wilkinson House in the school year commencing in 2024. Based on this anticipated timeline, the demountable classrooms will be used for around 16-17 months. During this time there will be no access to the roof level sports court and only partial access to the Library Building landscaped roof terrace.</p> <p>Students will maintain access to other areas of open space provided across the Campus, however these spaces do not provide formal recreation usage. Sports recreation will be limited to the one indoor sports court provided in the Centenary Sports Hall for the project construction period.</p>	
Management measures	SIA recommendations

None identified.	<ul style="list-style-type: none">▪ Establish an operational plan for SCEGGS open spaces, or off-site access to open space, to ensure efficient use by students and staff during the construction period.	
Residual impact (considering management measures)		
Likelihood: Almost certain	Magnitude: Moderate	Resultant impact: High
The temporary loss of the existing sports court, the only outdoor sport and recreation area on Campus, will have a short term negative impact on the community groups that use this space, and SCEGGS students and staff. To reduce impacts, it is recommended SCEGGS establish an operational plan for students to ensure efficient use of other areas of open space across the Campus, or access to open space off Campus where possible.		

6.6. DISRUPTION TO WAY OF LIFE DURING CONSTRUCTION

Description of impact
<p>Disruption to SCEGGS students and staff, local Darlinghurst residents and businesses due to construction activity.</p>
Current environment
<p>As identified in Section 4.4, the community and City of Sydney raised potential impacts relating to construction noise and traffic. In particular, the community raised concerns about construction workers parking on local on-street parking areas and ensuring safe traffic flows and safety with the presence of additional trucks on nearby streets.</p> <p>The City of Sydney also raised potential concerns with construction noise impacts on students, staff and local residents.</p>
Impact of the proposal
<p>The alterations and additions to Wilkinson House will require a structured staged approach to ensure there is minimal disruption to student learning. This is documented in the Preliminary Construction Traffic and Pedestrian Management Plan (CTPMP), prepared by Traffix. As noted in Section 6.5, the first stage of construction will involve the delivery and installation of the modular demountable classrooms and site establishment works expected to commence in August 2022. The following stages expected to commence in September 2022 and finish by March 2024 involve demolition works, material handling including the installation of the crane, and the construction of Wilkinson House. From the installation of the demountable classrooms to the Wilkinson House alterations and additions, the construction programme will be around 16-17 months.</p> <p>The proposed hours of construction will comply with the City of Sydney requirements, being 7:30am to 5:30pm Monday to Friday, 7:30am to 3:30pm on Saturday and no building activities on Sunday or public holidays. As outlined in the CTPMP, the anticipated truck volume will be a maximum of two to three truck arrivals per hour, with truck frequencies throughout the day varying from two to 16 per day. This volume and frequency is considered minor in the CTPMP. Truck movements will also be limited during critical school drop-off and pick-up periods.</p> <p>The CTPMP has considered potential cumulative construction impacts and has documented all developments that have been approved by the City of Sydney over the past three years. This found no approvals for large developments directly adjacent the site, and therefore it is unlikely that construction work conflicts will occur during the construction period. Cumulative and conflicting construction activities in</p>

the local vicinity will be monitored by the appointed builder to ensure critical activities do not overlap and impacts are minimised on nearby residents.

The predicted noise levels for construction activities, as documented in the Noise Impact Assessment prepared by ADP, indicate that there may be some exceedances of noise levels for residents nearest the development. The exceedances are expected to vary from 1 dB to 16 dB. To minimise noise impacts and provide an acoustic barrier, a 2.4m plywood screen is proposed to surround the site. This will likely reduce the noise level at nearby receivers to 7dB.

Management measures

- A community liaison officer will be allocated on the project with their contact details clearly advertised on hoardings and through community updates.
- Community notifications to inform nearby sensitive receivers of upcoming noisy works with the nature, time and duration of the activities outlined.
- The Head Contractor will be required to maintain a register of complaints and to report on the status of complaints monthly to the project control group.
- Construction workers will be encouraged to car pool or use public transport to access the site to minimise impacts on local on-street car parking.
- Cumulative construction impacts have been considered prior to works commencing and it is also required that the appointed builder required to undertake ongoing monitoring of nearby construction activities.

SIA recommendations

- Implement recommendations in the Noise Impact Assessment around careful selection and maintenance of plant and construction equipment.
- Implement recommendations and procedures in the CTPMP and the Preliminary Construction Management Plan.

Residual impact (considering management measures)

Likelihood: Possible

Magnitude: High

Resultant impact: Medium

It is possible that SCEGGS students and staff, local Darlinghurst residents and local businesses may experience disruption to their way of life during construction, which is likely to have a short term medium negative impact.

Impacts will be reduced through the implementation of the proposed management measures and recommendations.

7. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the alterations and additions at Wilkinson House at the SCEGGS Campus.

Based on the assessment in this report, the key social impacts of this proposal are:

- **Sensitive retention of heritage item:** Through sensitive design decisions and extensive heritage advice, the alterations and additions to Wilkinson House will retain the heritage significance of the building for SCEGGS and the wider Darlinghurst community. The new lift structure has been designed to be sympathetic and recessive when viewed next to Wilkinson House so as not to detract from the heritage characteristics of its façade. Wilkinson House will continue to make a significant contribution to the streetscape.

The implementation of management measures already identified, including the use of interpretive design, the adoption of a CMP and a Cyclical Maintenance Plan, will ensure ongoing good practice management and conservation of the site long term. The sensitive retention of Wilkinson House will likely have a high positive impact on the community.

- **Engagement with Aboriginal culture and heritage:** The inclusion of Aboriginal interpretation through design, building fabric and landscaping will assist in creating a welcoming and inclusive environment for students, staff, and visitors to the school.

The positioning of the Indigenous support office in Wilkinson House will also enhance student, family, and staff engagement with and awareness of local Aboriginal culture. This aligns with GANSW's Designing with Country framework and Designing Guide for Schools suggested strategies to continue learning from Country in an educational environment. Engagement with Aboriginal culture and heritage is likely to have a high positive impact on the community.

- **Improved and functional internal layout:** The redevelopment of Wilkinson House will provide an improved and more functional internal layout that will enhance usability for staff and students. A new lift will provide equitable access to each floor level. Classrooms will be of contemporary standard and provide flexibility to suit various education purposes. Improved circulation across each level will enhance natural light and ventilation to learning spaces. By removing the existing roof structure, an additional level with more space for classrooms and staff areas can be provided.

The improved and functional internal layout is likely to have a high positive impact on SCEGGS staff, students and visitors.

- **Temporary loss of outdoor space:** The temporary loss of the existing sports court, the only outdoor sport and recreation area on Campus, will have a short term negative impact on the community groups that use this space, and SCEGGS students and staff.

To reduce impacts, it is recommended SCEGGS establish an operational plan for students to ensure efficient use of other areas of open space across the Campus, or access to open space off Campus where possible.

- **Disruption to way of life during construction:** It is possible that SCEGGS students and staff, local Darlinghurst residents and local businesses may experience disruption to their way of life during construction, which is likely to have a short term medium negative impact.

Impacts will be reduced through the implementation of the proposed management measures and recommendations.

7.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Adopt all recommendations provided by the HIS including:
 - The preparation of a Photographic Archival Recording, a Schedule of Conservation Works and a Heritage Interpretation Strategy by suitably qualified and experienced heritage consultants.

- The engagement of a suitably qualified heritage consultant to provide ongoing advice throughout the design, documentation and construction stages of the project.
- Adopt all recommendations provided by the ACHA including:
 - Development of an Archaeological Chance Find Procedure if any Aboriginal objects or archaeological deposits are uncovered during site works.
 - Human Remains Procedure to follow in the unlikely event that human remains are uncovered during site works.
 - Preparation of an Aboriginal Cultural Heritage Induction to be included in the Construction Management Plan to inform contractors working on site of the types of sites and artefacts to be aware of.
- Implement recommendations provided in the CPTED assessment prepared by Urbis.
- Consider community use of the sporting facility outside school hours.
- Establish an operational plan for SCEGGS open spaces, or off-site access to open space, where possible during the construction period.
- Implement recommendations in the Noise Impact Assessment around careful selection and maintenance of plant and construction equipment.
- Implement recommendations and procedures in the CTPMP and the Preliminary Construction Management Plan.

7.2. OVERALL IMPACT ASSESSMENT

Based on this assessment and the recommendations provided, it is likely that the proposal will create a positive impact on the community, SCEGGS students and staff due to the sensitive retention of Wilkinson House and engagement with Aboriginal culture and heritage. It will further create a positive impact for SCEGGS students, staff and visitors due to the improved and functional internal layout and increased access to sport and recreation. Further consideration to allow community use of the sporting facility where possible will have a positive impact on the broader community.

The temporary loss of outdoor space, and disruption to way of life during construction raise some short term challenges on the community, SCEGGS students, staff and visitors, neighbouring residents and businesses. These impacts can be reduced through management measures already proposed, as well as additional recommendations made in this SIA.

REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic, crime and health data:

Australian Bureau of Statistics, Census of Population and Housing, 2016, Greater Sydney, City of Sydney LGA (SA3) & Darlinghurst suburb (SA2) level data

Profile id. – Darlinghurst suburb community profile

Department of Planning, Industry and Environment, 2019, NSW population projections

Bureau of Crime Statistics and Research – Darlinghurst suburb, City of Sydney LGA and NSW hotspot maps and crime rates

Liquor and Gaming NSW, 2021, Darlinghurst suburb and City of Sydney LGA gaming machine data

Liquor and Gaming NSW, 2021, Darlinghurst suburb liquor licence dashboard/map.

Policy documents:

City of Sydney, 2020, City Plan 2036: Local strategic planning statement.

City of Sydney, 2019, A City for All: Towards a socially just and resilient Sydney.

Government Architect New South Wales, 2018, Better Places: Design Guide for Schools.

Greater Sydney Commission, 2018, Eastern City District Plan.

NSW Department of Planning, Industry and Environment, 2021, Social Impact Assessment Guideline: State significant projects.

International Association for Impact Assessment, 2015, Social Impact Assessment: Guidance for assessing and managing the social impacts of projects.

Technical studies:

ADP Consulting, 2021, Noise Impact Assessment.

Smart Design Studio, 2021, Design Report.

TBH Consultancy, 2021, Preliminary Construction Management Plan.

Traffix & Transport Planning, 2021, Preliminary Construction Traffic and Pedestrian Management Plan.

Traffix Traffic & Transport Planning, 2021, Traffic Impact Assessment.

Urban Health Access & Heritage Consultants, 2021, SSDA/BCA Access Report.

Urbis, 2021, Aboriginal Cultural Heritage Assessment.

Urbis, 2021, Conservation Management Plan.

Urbis, 2021, Crime Prevention through Environmental Design Assessment.

Urbis, 2021, Heritage Impact Statement.

Virtual Ideas, 2021, Visual impact renderings and methodology report.

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