



Reference: 17.312r12v02

15 February 2022

SCEGGS Darlinghurst
C/- Sandrick Project Directions
Suite 412, 4 Columbia Court
BAULKHAM HILLS NSW 2153

Attention: Mr Warwick Smith, Director

**Re: Wilkinson House Redevelopment – Temporary Demountable Classrooms
SCEGGS Darlinghurst (SSD 19989744)
215 Forbes Street, Darlinghurst NSW 2010**

Dear Warwick,

TRAFFIX has been engaged by Sandrick Project Directions to address the temporary parking changes associated with the proposed temporary demountable classrooms which will be used during the construction of the adaptive re-use of Wilkinson House at SCEGGS Darlinghurst (SSD 19989744).

To provide context, the Wilkinson House redevelopment proposes internal alterations and additions to accommodate new classrooms, a breakout space, a multipurpose common room, staff rooms and basement sporting facility. The construction period for the Wilkinson House redevelopment is 12-18 months. To ensure the school can continue to operate during this period, 11 temporary classrooms will be installed throughout the campus. One (1) classroom will be located on the roof terrace of the Primary School, two (2) classrooms will be located within the existing Forbes Street carpark and eight (8) classrooms will be located on top of the existing outdoor sports court. Reference should be made to **Attachment 1** which outlines the location of each temporary classroom within the site.

As can be seen in Attachment 1, two (2) temporary classrooms are located within the existing Forbes Street carpark which currently accommodates seven (7) at-grade car parking spaces. SCEGGS has advised that the Forbes Street carparking spaces are not dedicated to staff and are used for visitors, trades, couriers and the petting zoo on fete day.

The temporary removal of seven (7) non-staff car parking spaces is considered acceptable in this circumstance for the following reasons:

- i. The site is constrained with limited open space to install temporary classrooms.
- ii. The school and appointed builder propose to create a temporary service bay/space between the temporary classrooms and Forbes Street gates. The space will be separated from school activities to ensure student safety and vehicle movements into/from the site will be managed



by the school to minimise impacts to on-street parking associated with couriers/trades etc. The provision of a single space will reduce the temporary impact to only six (6) visitor spaces.

- iii. Six (6) visitor spaces will only be temporarily impacted for the construction period of 12-18 months.
- iv. The subject parking spaces are typically used outside of the weekday evening peak periods when demand for on-street parking is highest.
- v. The site is ideally located within walking distance of numerous public transport services. Notably, Kings Cross Railway Station, which provides services along the T4 Eastern Suburbs/Illawarra Line and South Coast Line, is located within an 8-minute walk of the subject site. In addition, six (6) bus services operate within 400 metres of the site, providing connections to Bondi Junction, Millers Point, Central Station, Watsons Bay, Walsh Bay, Pyrmont and Vaucluse. These public transport options provide visitors an alternative and convenient mode of transport to/from the site during the construction period.

On the basis of the above, the proposal to install two (2) temporary classrooms within the Forbes Street carpark in our view is considered supportable for the reasons discussed above.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with the department officers prior to any determination being made.

Yours faithfully,

Traffix

Ben Liddell
Senior Engineer

Encl: Attachment 1 – Temporary Classroom Plan

ATTACHMENT 1

Temporary Classroom Plans



- P R E L I M I N A R Y
NOT FOR CONSTRUCTION

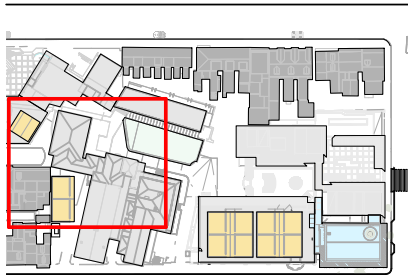
FORBES ST

PROJECT
2022 WILKINSON HOUSE
DRAWN SENIOR QA APP'D
JV ML WS

DWG TITLE
TEMP DEMOUNTABLES SHEET 01

DWG NO
DA005

REV
B



KEY PLAN



NOTES

- 1 All dimensions to be verified on site.
- 2 Report any discrepancies or omissions to SDS prior to construction.
- 3 Refer to architect for ambiguous details or when clarification is required.
- 4 All drawings to be read in conjunction with specification.
- 5 All drawings to be read in conjunction with consultants' drawings.
- 6 All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

INDICATIVE TEMP DEMOUNTABLE PLANS
(SUBJECT TO AVAILABILITY)

