



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SCEGGS DARLINGHURST

FINAL
PREPARED FOR SCEGGS DARLINGHURST



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TABLE OF CONTENTS

1.	Introduction	1
2.	Site and Locality.....	2
2.1.	The Site.....	2
2.2.	The Locality.....	3
2.3.	Previous Development Consent and MasterPlan	4
3.	Proposed Developpment	5
3.1.	Concept DA PProposal	5
3.2.	Detailed Proposal.....	6
4.	Planning Framework	7
4.1.	State Environmental Planning POLicy (State and Regional DEvelopment) 2011	7
4.2.	State Environmental Planning POLicy (Educational Establishments and Child Care Facilities) 2017..	7
4.3.	State Environmental Planning POLicy NO 55 – REmediation of Land.....	8
4.4.	Sydney Local Environmental Plan 2012	8
4.5.	Strategic Planning Framework.....	9
5.	Likely Impacts	10
5.1.	Built Form and Urban Design	10
5.2.	Heritage	11
5.3.	Transport, Accessibility and Parking	11
5.4.	Acoustic	11
5.5.	Stormwater Management and Flooding.....	11
5.6.	Building Code of Australia and Access.....	11
5.7.	Waste.....	12
5.8.	Construction Management.....	12
5.9.	Social and Economic IMpacts.....	12
5.10.	Safety and Security.....	12
6.	Consultation	13
7.	Conclusion	16
	Disclaimer	18
Appendix A	Quantity Surveyor Statement	
Appendix B	Preliminary Architectural Plans	
Appendix C	Site Survey Plan	
Appendix D	Preliminary Heritage Assessment	
Appendix E	Preliminary Traffic and Parking Assessment	
Appendix F	Summary Report for Pre-Lodgement Consultation	

FIGURES:

Figure 1 – Proposed Site Plan Extract	5
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TABLES:

Table 1 – SCEGGS Darlinghurst Campus Site Description	3
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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report is a request for Secretary's Environmental Assessment Requirement (SEARs) to guide the future development of SCEGGS Darlinghurst campus (the school) located at the site generally described as 215 Forbes St, Darlinghurst NSW 2010. This report is prepared by Urbis Pty Ltd on behalf of SCEGGS Darlinghurst Ltd (the applicant).

The proposed State Significant Development (SSD) comprises a Concept Development Application (Concept DA) made pursuant to section 83B of the Act for building envelopes, building locations and land uses, and a Detailed Proposal Development Application (DA) for the first stage of works being the demolition of 'Wilkinson House' and the detailed design and construction of one building within the Concept DA required to be delivered within the next three to five years.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

The primary objective of the proposal is not to increase the capacity or population of the school for more students or teachers, but rather provide new teaching spaces within contemporary facilities that meet the growing expectations of the school community and contemporary teaching practices. If an early learning centre is pursued in the multi-purpose building the school and staff population may increase to accommodate 90 children and additional staff to support this centre.

The purpose of this report is to provide information to support the request for SEARs. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposal, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This request should be read in conjunction with the following documentation:

- Quantity Surveyor Statement prepared by Altus Group (**Appendix A**)
- Concept plans prepared by TKD Architects (**Appendix B**)
- Site Survey Plan by Rygate (**Appendix C**)
- Preliminary Heritage Impact Assessment by TKD Architects (**Appendix D**)
- Preliminary Traffic and Parking Assessment by Traffix (**Appendix E**)
- Summary Report of Pre-Lodgement Consultation by SCEGGS Darlinghurst (**Appendix F**)

2. SITE AND LOCALITY

2.1. THE SITE

The SCEGGS Darlinghurst campus is located between Forbes and Bourke Streets, Darlinghurst. The entire SCEGGS Darlinghurst campus comprises the area highlighted in Figure 1, and includes properties within the St Peters Street precinct and the main school grounds. The SCEGGS Darlinghurst campus comprises both a secondary and primary school, accessed from Forbes Street and Bourke Street respectively.

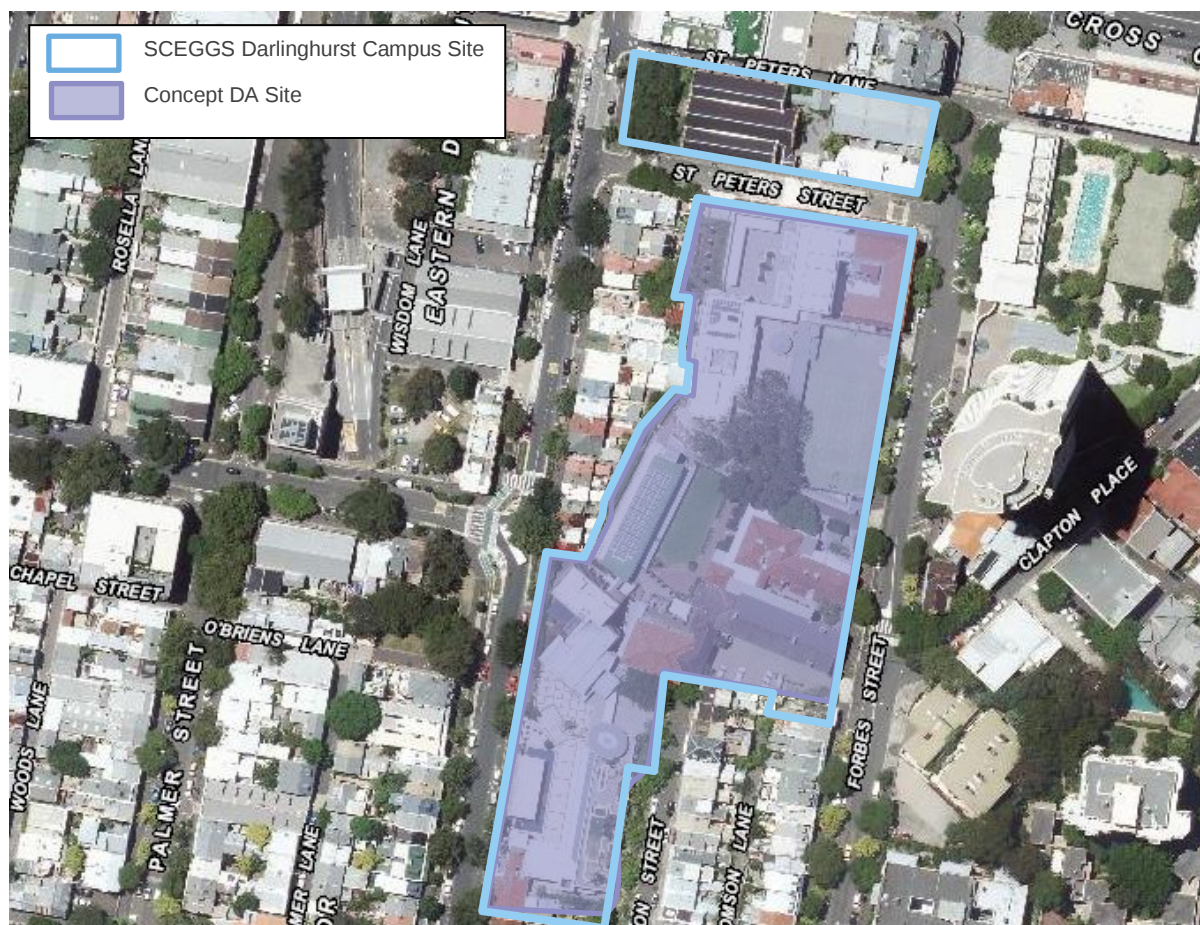
The SCEGGS Darlinghurst Campus comprises several irregular and regular shape parcels, has a total site area of 13,676sqm, and has frontages to Forbes Street, Bourke Street, St Peters Street, St Peters Lane, and Thomson Street.

This SSD DA however, only relates to main school grounds located south of St Peters Street, excluding a terrace located at 217 Forbes Street currently owned by the school. This Concept DA site area is highlighted in Figure 1 and is legally described within Table 1. The Concept DA site comprises several irregular allotments, has a total site area of 11,519sqm, and has the following street frontages:

- 133m eastern frontage to Forbes Street
- 62m northern frontage to Forbes Street
- 40m western frontage to Bourke Street
- 10m southern frontage to Thomson Street

The Concept DA site area has significant level changes with a fall of approximately 11.3m from the southern end of Forbes Street to the northern intersection with St Peters Street. The existing ground levels of each of the existing buildings across the site vary from approximately RL 28.7m to RL 40.19m.

Figure 1 – Site Location



Source: SixViewer 2017

Table 1 – SCEGGS Darlinghurst Campus Site Description

Site Address	Legal Description	Existing Development	Site Area
Concept DA Site Area (Allotments where significant works are proposed)			
165-215 Forbes Street, Darlinghurst	Lot 100 in DP 1151279	Main School Site including Wilkinson House, Joan Freeman Science Building, Centenary Sports Hall, Yellow Building, Barham Building, Chapel Building, Old Gym	11,519sqm
	Lot 18 in DP131188; Lot 8 in DP 253598; Lots 9, 10, 11 in DP 52048; Lots 17-18 in DP53158;	Library Building and Science Building	
	Lots 1-5 in DP 11394996; Lot 1 in DP707816,	Primary School	
224 Bourke Street, Darlinghurst	Lot E in DP 108903		
226 Bourke Street, Darlinghurst	Lot D in DP 108903		
Additional Lots Included within the SCEGGS Darlinghurst Campus not subject of this DA			
159-163 Forbes Street, Darlinghurst	Lot 1 in DP 557311	St Peter's Church; The Playhouse; Diana Bowman Performing Arts Centre	2,049sqm
217 Forbes Street, Darlinghurst	Lot 1 in DP586075	Forbes Street terrace	108.2sqm

2.2. THE LOCALITY

The site is located within the highly urbanised inner-city Sydney suburb of Darlinghurst. Darlinghurst is located approximately 1.5km east of the Sydney CBD. The locality is characterised by two-three storey terrace houses, cafes and restaurants, and high rise residential towers including the Horizons Apartments.

Immediately surrounding the site are:

- To the north: shop top housing with ground floor retail tenancies with a maximum height of three to four storeys predominantly fronting William Street.
- To the east: three to four storey residential flat buildings, and the Horizon Apartments complex.
- To the south: two to three storey terrace housing.
- To the west: two to three storey terrace housing.

The site is highly accessible by public transport being located adjacent to bus stops on Bourke Street and being in close proximity to bus stops along William Street, Stanley Street, and Darlinghurst Road. The site is also located approximately 400m from Kings Cross train station.

2.3. PREVIOUS DEVELOPMENT CONSENT AND MASTER PLAN

A Masterplan and 2020 Vision for the redevelopment of the site was prepared and endorsed by the former South Sydney Council in the 1990s. This 2020 Masterplan envisaged significant new buildings to be constructed on the site including works within the St Peters Precinct. At the completion of the Joan Freeman Science and Technology building in 2013, this 2020 Masterplan had largely been realised.

As such, in 2012 a new masterplan to guide development across the site was developed, referred to as the 2040 Masterplan. This updated masterplan provides the long-term vision for staged development of the site to 2040 over the next twenty years.

The 2040 Masterplan envisages the demolition/redevelopment of Wilkinson House, the revitalisation of the Forbes Street entry to the campus including partial demolition and improvements to the existing Barham building and a new administration building on Forbes Street, and a major new Learning Centre to replace the former Library and Science Building (fronting Bourke Street) and the Old Gymnasium Building (used as classrooms at the northern end of Thomson Street). This 2040 Masterplan has no statutory status at this time, however guides the future planning for improvements and alterations and additions to the SCEGGS Darlinghurst campus for its staff, students, and school community.

3. PROPOSED DEVELOPMENT

The proposed SSD comprises a Concept DA made pursuant to section 83B of the Act for building envelopes, building locations and land uses, and a Detailed DA component for the first stage of works, being the demolition of 'Wilkinson House' and detailed design and construction of one building within the Concept DA required to be delivered within the next three to five years.

The primary objective of the proposal is not to increase the population of the school but rather provide new teaching spaces within contemporary facilities that meet the growing expectations of the school community and contemporary teaching practices. This proposal also seeks to improve the overall legibility of the site, and useability for the existing school population.

As such the proposal includes building envelopes and the detailed design for new buildings principally in place of existing buildings across the site. This proposal does not seek to increase the site area of the SCEGGS Darlinghurst campus nor significantly increase the intensity of use of the site. If an early learning centre is pursued in the multi-purpose building the school and staff population may increase to accommodate 90 children and additional staff to support this centre.

The following sections provide an indicative breakdown of what elements of the school will form part of the concept and detailed approvals.

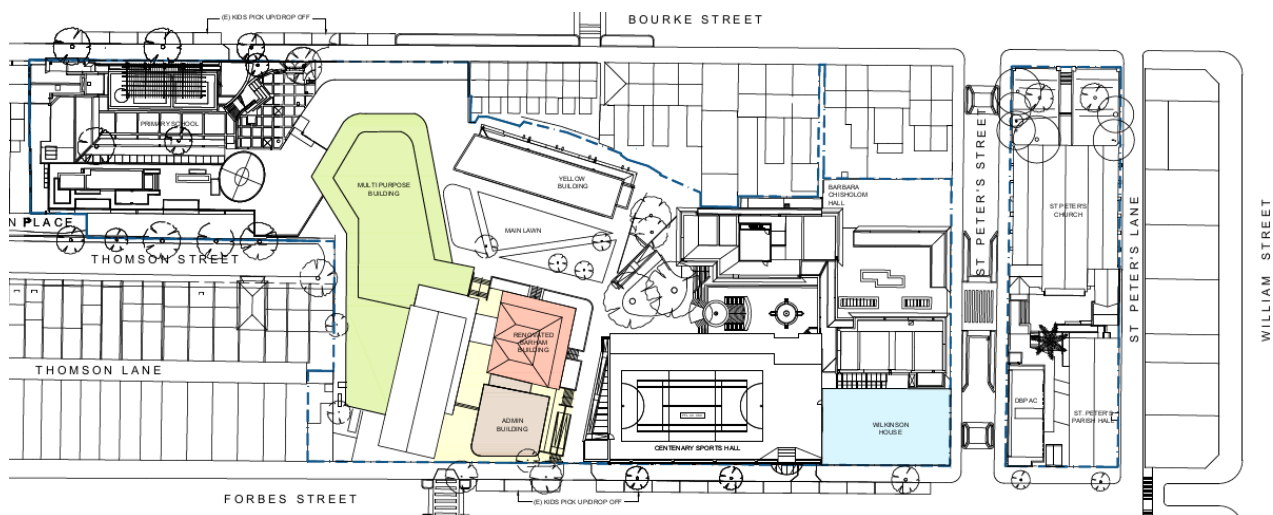
3.1. CONCEPT DA PROPOSAL

This proposal seeks **concept approval** for the following works:

- Demolition of the following:
 - 'Wilkinson House' fronting Forbes Street;
 - Library and science building fronting Bourke Street; and
 - The old gym building at the northern end of Thomson Street;
- The partial demolition and redevelopment of the existing 'Barham Building' fronting Forbes Street;
- Construction of the following:
 - Four storey school building at the corner of Forbes and St Peters Street;
 - Approximately six storey multi-purpose building fronting Bourke Street;
 - On-site vehicular drop-off with associated car parking as part of the multi-purpose building; and
 - Approximately three storey administration building fronting Forbes Street.

The following figure provides an extract of the indicative site plan.

Figure 2 – Proposed Site Plan Extract



Source: TKD Architects

The concept approval component of the development will not provide consent for any physical works other than those specifically requested as part of the detailed proposal outlined in Section 3.2. It is envisaged that the six storey multi-purpose building fronting Bourke Street could be used for the following purposes, to be defined within a future detailed DA:

- Classrooms;
- School library;
- Swimming pool; and/or
- Early learning centre (childcare).

If an early learning centre is pursued within the multi-purpose building, it will have a maximum capacity of 90 children. Whilst the key objective of the 2040 Masterplan is not to increase student numbers or site area, school population numbers will increase if an early learning centre is proposed.

If a swimming pool is proposed within the multi-purpose building it would have a maximum capacity of 50 persons, and there is the potential for it to be utilised by the local community outside of school hours. The operation of these facilities will be detailed within a future detailed DA for the construction of the building.

3.2. DETAILED PROPOSAL

Detailed approval is sought for all works to support the demolition of Wilkinson House and the construction, fitout and operation of a new school building to be located at the corner of Forbes Street and St Peter's Street, envisaged by a building envelope in the Concept DA. It is envisaged that these works will include:

- Demolition of Wilkinson House including interiors, exteriors, and basement;
- Lateral excavation of the existing basement to create a full useable floor level;
- Construction of a new school building with an approximate GFA of 1,507sqm (increase of 345sqm from existing) and a maximum height of 15m for the purpose of new teaching and education spaces with direct connections to the adjacent Joan Freeman Science Building.

Figure 3 – Proposed new school building (Indicative Design)



Source: TKD Architects

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *Sydney Local Environmental Plan 2012*

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'. The capital investment value of the project is anticipated to be approximately \$48,730,318 as outlined within the Cost Report provided at **Appendix A**.

Pursuant to clause 8(2) of the SRD SEPP, it is requested that the Secretary declares the potential non-'educational establishment' components (early education and care facility) of the proposal to be sufficiently related to the SSD DA and therefore subject to the SEARs. The non-educational care facility components, if pursued, would be integrated within the school to support the school community.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

Schedule 4 of the Education SEPP outlines the design quality principles that are to be considered in the design of a facility. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The SSD DA will include both conceptual building envelopes and new built form elements. The new built form elements will consider the relationship between existing buildings on the site and the surrounding context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring that teaching facilities are meeting contemporary educational needs, and improve the interface between the school site and the surrounding locality by improving vehicular drop-off facilities.
- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** Crime Prevention Through Environmental Design (CPTED) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students and staff. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves construction of new classrooms and associated facilities, which will be designed to ensure flexibility and longevity.

- **Principle 7 – aesthetics:** When constructed the proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is of an appropriate scale and form for the rural, residential and open space context.

In accordance with clause 35(6)(b) of the Education SEPP some of the school's facilities will be available to be accessible by and shared with the community. A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

4.3. STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development. The EIS will be supported by a Phase 1 Preliminary Assessment of the site and subsequent additional studies if recommended or required by the Phase 1 Preliminary Assessment.

4.4. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The *Sydney Local Environmental Plan 2012* (SLEP) is the primary environmental planning instrument that applies to the site. The relevant provisions are extracted and presented in Table 2 below.

Table 2 – Extract of Relevant SLEP 2012 Provisions

Provision	Comment
Zoning	The site is zoned R1 General Residential. The following applicable land uses are permissible with consent within the R1 zone (by virtue of not being prohibited): • <i>educational establishment</i> • <i>early education and care facility</i>
Building height	The Concept DA site is subject to a building height limit of 15m. The Detail DA works are proposed to comply with the building height limit of 15m. While the maximum proposed height of the multi-purpose building will exceed 15m, from the existing and natural ground level the building proposes to be consistent with the maximum three to four storey building heights when viewed from the public domain.
Floor Space Ratio	Maximum floor space ratio (FSR) of 1.5:1 for the majority of the Concept DA site. The Joan Freeman Science Building site is subject to a FSR of 2:1. The preliminary concept plans propose a total GFA of 18,173.8sqm, marginally exceeding the controls (approx. 2%) pursuant to clause 42 of the SRD SEPP.
Heritage	The Concept DA site is identified as a local heritage item (I301) being the “Sydney Church of England Girls Grammar School Group including Barham, Church Building and Wilkinson House and their interiors and grounds”. The site is located also within the Darlinghurst heritage conservation area (C13), and is located adjacent to a series of heritage items, including though not limited to Bourke Street terrace group (I219), “The-Roma Penda House” and “Waratah House” (I218), the State listed Former St Peter’s Church of England group (I300), Thompson Street terrace group (I473), and “Nelson House” (I303).

Provision	Comment
Design Excellence Provisions	Clause 6.21(5) requires that development consent must not be granted for a development that requires a development control plan to be prepared unless a competitive design process has been held in relation to the proposed development. Clause 7.20(2) notes that for land outside of Central Sydney that is not zoned for B6 Enterprise Corridor or IN1 General Industrial, development of a site area greater than 5,000sqm would trigger the requirement for the preparation of a development control plan. As such, the proposed development would trigger the requirement for a competitive design process to be held. However, it is noted that as the proposed works have a capital investment value of less than \$50 million (Refer Appendix A) the prerequisite to undertake a competitive design process prior to granting development consent <u>does not apply</u> to this application pursuant to clause 35(8) of the Education SEPP.

4.5. STRATEGIC PLANNING FRAMEWORK

The following strategic planning documents are applicable to the subject site and proposed development:

- NSW State Priorities
- A Plan for Growing Sydney
- Draft Eastern City District Plan
- NSW Long Term Transport Master Plan 2012
- Sydney's Cycling Future 2013
- Sydney's Walking Future 2013
- Healthy Urban Development Checklist, NSW Health

5. LIKELY IMPACTS

5.1. HERITAGE CONSERVATION

As identified in Section 4 of this report the site is identified as a local heritage item and is located within a heritage conservation area. As such the EIS is required to consider the impact the proposed works will have on the heritage significance of both the item and the conservation area. Works proposed to Wilkinson House (1926), Chapel Building (1911), and Barham House (1833, 1907, 1922) which are specifically identified within the heritage listing of the site requires considerable assessment.

The Preliminary Heritage Assessment prepared by heritage specialists at TKD Architects included at **Appendix C** provides an overview of the history of the site and describes the significance of the existing buildings.

While a full Heritage Impact Assessment will be prepared and submitted with the EIS, the Preliminary Heritage Assessment identifies the following key matters to be addressed in the SSD DA:

- Works to the Barham building may provide an opportunity to reconstruct the original 1833 building form and have this significant era of construction more readily understood.
- The adaptive reuse of the Barham building is to utilise materials and construction methods which are compatible with the historic fabric.
- The new administration building is to be designed so that it is not more visually overwhelming than the existing Barham addition, or to the Forbes Street streetscape or heritage conservation area.
- The new administration building is to be designed to complement the historic form and materials of the Barham building and ensure that any connections to the Barham building are setback from the north and south facades.
- The proposed works should avoid the removal, damage or alteration to original elements and details of the Chapel Building, including windows, doors, chimneys and the original stairwell.
- Prior to demolition of the Old Gymnasium building it is recommended that a photographic archival report is undertaken to document the building.
- Construction of the new multi-purpose building is to avoid substantial alteration of the significant exterior form and fabric of the Chapel Building, relate to the height of the Chapel Building, and retain vistas to the front elevation of the Chapel Building.
- The replacement of Wilkinson House should be built to the street boundaries as per the present building, be designed to complement its surrounding, and retain the name 'Wilkinson House'.
- New buildings on the site should aim to provide a better architectural presentation to Bourke Street than the current buildings, minimise visual and physical impacts on properties in Thomas Street and Thomas Lane.

5.2. BUILT FORM AND URBAN DESIGN

It is not the intention of the proposal to significantly increase the amount of floor space or additional capacity across the site, rather to ensure that the site can be made more usable for contemporary teaching practices with improved amenity for students and staff.

As identified in Section 4 of this report, the site is subject to a 15m maximum height of building control and maximum FSR controls of 1.5:1 and 2:1. However, it is noted that clause 42 of the Education SEPP notes that for a school classified as SSD development consent may be granted even though the proposal would contravene a development standard imposed by an environmental planning instrument. Despite this, the proposed building form and massing has been prepared with consideration of the building standards identified in the SLEP 2012. Where variations are proposed to these building standards, the EIS will outline the impact of this variation with consideration of:

- Contribution to the streetscape and conservation area;

- Potential impact on views and view corridors;
- Functional requirements of the school;
- Provision of open space and landscaping of the site; and
- Interconnection between the proposed building envelopes and existing buildings on site.

5.3. VIEW AND VISUAL IMPACT

Given the proximity of the site to the Sydney CBD and the undulating topography of the locality construction of new buildings on the site could have an impact on view corridors from surrounding properties. To mitigate potential impacts on view corridors the proposed new buildings will be positioned on the site to avoid key vistas, include low roof pitches, and be in keeping with the prevailing height in storeys as viewed from the street as the existing buildings. A view impact assessment will be provided as part of the EIS to demonstrate the potential impacts on views and provide recommendations to mitigate where possible these impacts.

5.4. TRANSPORT, ACCESSIBILITY AND PARKING

A detailed Transport Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts on the local road network and the design of proposed vehicular drop-off areas. The Transport Impact Assessment will further identify management measures required to ensure the efficient operation of the on-site drop-off areas to mitigate existing and future impacts on the local road network.

Given the existing traffic congestion within the local road network surrounding the site, a preliminary Transport Impact Assessment has been completed by Traffix to accompany this request for SEARs (refer **Appendix E**). This report identifies the existing on-site parking and drop-off facilities, identifies the Detailed DA parking requirements, likely traffic impacts, and detailed design of the proposed works. The Preliminary Transport Impact Assessment finds:

- The minimal increase in gross floor area proposed for the Detailed DA, being the construction of a new building in place of Wilkinson House, will only increase the parking requirement for the site by two car parking spaces.
- Given the Detailed DA component of the proposal does not increase staff or student numbers, there will not be any change in traffic generation for the development.
- In addition to the likely benefits from the provision of a new Bourke Street on-site vehicular drop-off within the Concept DA, recommendations are made to the school community to alleviate existing congestion on the local road network.
- The internal configuration of the proposed car park within the Concept Plan has been designed in accordance with the relevant standards.

5.5. ACOUSTIC

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the demolition of existing buildings and construction and operation of the new school buildings, and recommendations to mitigate these impacts.

5.6. STORMWATER MANAGEMENT AND FLOODING

A Stormwater Management Plan and Erosion and Sediment Control Plan will also be prepared and be submitted with the EIS, detailing potential flood risk management strategies (where required), proposed water sensitive urban design measures and stormwater management incorporated into the development.

5.7. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.8. WASTE

A Construction and Demolition Waste Management Plan will be prepared and accompany the EIS. The Plan will detail all likely waste streams to be generated during demolition and construction, and outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site. All demolition, construction and operational waste will be reused or recycled where possible.

Any contaminated material identified under the Phase 1 or Phase 2 Contamination Assessments will be disposed of to a relevant licenced facility.

5.9. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken
- Construction hours of operation and programme
- Materials handling strategy
- Construction traffic, noise, soil erosion, dust control and stormwater management
- Environmental management strategies during construction
- Waste management

As stated within the Preliminary Transport Impact Assessment at **Appendix D**, a Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes during construction phase of the works under the Detailed Proposal DA.

5.10. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.
- The new multi-purpose building has the potential to service the wider local community through an early education centre or swimming facility.
- The heritage significance of high value heritage buildings on the site will be further enhanced through more sensitive building additions aiming to improve vistas to Barham House.

5.11. SAFETY AND SECURITY

The EIS will outline how specific CPTED principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School to deter crime, manage space and create a safe environment for students, staff and visitors.

6. CONSULTATION

The applicant has undertaken early consultation to inform the concept plans submitted with this report and this request for SEARs to inform the preparation of the EIS. A complete summary of the early consultation undertaken for the project is outlined within the Summary Report at **Appendix E**, and is further summarised in Table 3 below.

Table 3 – Summary of Early Consultation

Stakeholder Consultation Detail	Matters Raised
Department of Planning and Environment (DPE) and NSW Government Architect's office Two meetings were held between the applicant's representatives and the DPE on 7 September 2017 and The DPE and NSW Government Architect's office on 5 October 2017.	- It was queried by the applicant whether a design excellence process will be required for the site. - There was support for the provision of a drop-off area within the site. - It was queried whether there would be an increase in staff or student numbers as a result of the proposal. - Shadow impacts and view impacts are to be assessed within the EIS. - The DPE highlighted that the SSD DA will likely need to be supported by a Draft Green Travel Plan. - The DPE clarified a design competition is not required for projects where the CIV is less than \$50 million but suggested that as part of the SSD DA package the Architects should identify "mini design guidelines" to inform the future building designs, particularly considering the potential 20 year program of works. - DPE requested that a plan clearly demonstrating what was proposed to be demolished on site be included as part of the SSD DA package.
The City of Sydney A preliminary meeting was held with the City of Sydney Council on 7 November 2016 to discuss the potential for the redevelopment of Wilkinson House. Council were submitted with a "Discussion Paper" prior to the meeting to provide background to some of the issues to be discussed. The paper did not include any designs for the building but provided a written list of possibilities for the redevelopment works. The other projects envisaged under the 2040 Masterplan were not discussed with Council.	- The Council advised that if an additional storey on Wilkinson House is proposed it would exceed the 15m height control. If an additional storey was proposed on Wilkinson House it would need to comply with the FSR controls. - Council are unlikely to support an option for complete demolition and rebuild. - The Council questioned whether the proposed classrooms/flexible teaching spaces was an appropriate use of the purpose built residential flat building, which is located on land zoned R1 General Residential. - An updated Conservation Management Plan (CMP) will need to be prepared, addressing where things have changed from the previous CMP that was prepared by Godden McKay.

Stakeholder Consultation Detail	Matters Raised
An additional meeting was requested by the applicant in November 2017, and this meeting is yet to occur.	- Council believed there may be some opportunity to restore one unit in Wilkinson House to its original condition so that an apartment can be interpreted for conservation purposes. - If an additional storey was proposed on Wilkinson House it would need to demonstrate that it does impact adversely on the streetscape and does not adversely impede on some views from the Horizon building. - Waiving the requirement for a competitive design process on the site was considered by Council to be “a lot” to ask of Council for a scheme that did not comply with the height control under the SLEP 2012 or storeys control under the SDCP 2012.
SCEGGS Darlinghurst School Community - Launch of Masterplan at Speech night on 1 December 2016 - Article within the school weekly newsletter on 17 September 2017	- The 2040 Masterplan and how it fits in the Strategic Vision – ‘Our path ahead’ - The planning process - Diagrams of proposed concepts - Design of Wilkinson House development
Eastern Suburbs Neighbourhood Association (ESNA) Two meetings were held with ESNA representatives on 10 October 2017 and 7 November 2017	- The 2040 Masterplan and how it fits in the Strategic Vision – ‘Our path ahead’ - The planning process - Diagrams of proposed concepts - ESNA were not supportive of the concept for new building in its current form, believed that Thomson Street residents would have concerns about heights and overshadowing - Restoration of Barham House was considered to be positive by ESNA and a real benefit of the proposal - ESNA were indifferent about Wilkinson House and no concerns about its proposed redesign
Surrounding residents - A meeting was held between the applicant’s representatives and residents of 152-162 Bourke Street on 4 October 2017 to discuss the proposed works. - A meeting was held between the applicant’s representatives and the Horizon Strata Management	- The 2040 Masterplan and how it fits in the Strategic Vision – ‘Our path ahead’ - The planning process - Diagrams of proposed concepts - View impacts - Existing and future traffic impacts

Stakeholder Consultation Detail	Matters Raised
Committee on 17 October 2017 to discuss the proposed works.	

Further consultation will be undertaken in preparing the EIS. It is anticipated that the following parties will have an interest in the proposal and will be consulted:

- The DPE
- The City of Sydney
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- Sydney Water
- Ausgrid
- Community Stakeholders including the school community and surrounding residents

7. CONCLUSION

This report provides support to the Request for SEARs for the development of the SCEGGS Darlinghurst campus. The proposed development does not seek to increase the capacity or population of the school for more students or teachers, but rather provide new teaching spaces within contemporary facilities that meet the growing expectations of the school community and contemporary teaching practices.

If an early learning centre is pursued in the multi-purpose building the school and staff population may increase to accommodate 90 children and additional staff to support this centre.

The proposed SSD comprises a Concept DA made pursuant to section 83B of the Act for building envelopes, building locations and land uses, and a Detailed Proposal DA for the first stage of works being the demolition of 'Wilkinson House' and the detailed design and construction of one buildings within the Concept DA.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of SRD SEPP, being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A QUANTITY SURVEYOR STATEMENT

APPENDIX B

PRELIMINARY ARCHITECTURAL PLANS

APPENDIX C

SITE SURVEY PLAN

APPENDIX D

PRELIMINARY HERITAGE ASSESSMENT

**APPENDIX E PRELIMINARY TRAFFIC AND PARKING
ASSESSMENT**

APPENDIX F SUMMARY REPORT FOR PRE-LODGE CONSULTATION



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