ENVIRONMENTAL IMPACT STATEMENT

SCEGGS DARLINGHURST CONCEPT PLAN AND WILKINSON HOUSE REDEVELOPMENT

SSD 8993
FINAL
PREPARED FOR SCEGGS DARLINGHURST

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sarah Horsfield
Associate Director	Ashleigh Ryan
	Karima Palafox
Project Code	SA7240
Report Number	Final

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SIGNED DECLARATION

This Environmental Impact Statement (EIS) has been prepared in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulations 2000.*

Environmental Assessment Prepared by:	
Names:	Ashleigh Ryan (Associate Director) *Bachelor of Planning (Hons 1), University of New South Wales* Sarah Horsfield (Director) *Bachelor of Town Planning, University of New South Wales, Master of Environmental Law (University of Sydney)*
Address:	Urbis Pty Ltd Level 23, Darling Park Tower 2, 201 Sussex Street Sydney NSW, 2000
In respect of:	SCEGGS Darlinghurst

Applicant and Land Details:	
Applicant:	SCEGGS Darlinghurst C/- Urbis Pty Ltd
Applicant Address:	Urbis Pty Ltd Level 23, Darling Park Tower 2, 201 Sussex Street, Sydney NSW, 2000
Land to be developed:	215 Forbes Street, Darlinghurst Lot 100 in DP 1151279; Lot 18 in DP131188; Lot 8 in DP 253598; Lots 9, 10, 11 in DP 52048; Lots 17-18 in DP53158; Lots 1-5 in DP 11394996; Lot 1 in DP707816; Lot E in DP 108903; Lot D in DP 108903
Project:	Concept approval of the 2040 Masterplan for the SCEGGS Darlinghurst campus and stage 1 detailed works including the demolition and redevelopment of Wilkinson House

I certify that the contents of the Environmental Impact Statement, to the best of my knowledge, has been prepared as follows:

- In accordance with Schedule 2 of the *Environmental Planning and Assessment Regulations 2000*;
- In accordance with the requirements of the *Environmental Planning and Assessment Regulations 2000*; and *State Environmental Planning Policy (State and Regional Development) 2011*;
- The statement contains all available information that is relevant to the environmental assessment of the proposed development; and
- The information contained in this report is neither false nor misleading.

Name:	Ashleigh Ryan, Associate Director	Sarah Horsfield, Director
Signature:		
Date:	Tuesday, 5 February 2019	Tuesday, 5 February 2019

EXECUTIVE SUMMARY

This Environmental Impact Statement (**EIS**) has been prepared by Urbis Pty Ltd on behalf of SCEGGS Darlinghurst (**the Applicant**) in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulations 2000*. This EIS supports the State Significant Development (**SSD**) Development Application (**DA**) SSD_8993 to guide future development at the SCEGGS Darlinghurst campus at 215 Forbes Street, Darlinghurst NSW 2010 (**the site**).

This EIS responds to the Secretary's Environmental Assessment Requirements (**SEARs**) attached at **Appendix A**. This document should be read in conjunction with the supporting documents provided at **Appendix B – Z**.

THE PROPOSAL

The primary objective of the proposal is to provide a greater range of new, flexible, and collaborative learning spaces within contemporary facilities on the campus that meet the growing expectations of the school community and contemporary education standards. The proposal also seeks to improve the overall legibility of the site and improve the efficiency of learning facilities and buildings on the site. The proposed redevelopment is not intended to increase the existing student population of the School nor to increase the site area of the campus.

The proposed SSD comprises a Concept DA made pursuant to clause 4.22 of the *Environmental Planning and Assessment Act 1979* (**the Act**) for building envelopes, building locations, vehicular entrances, and land uses to facilitate the SCEGGS Darlinghurst 2040 Masterplan. The proposal also includes a detailed DA for the first stage of the 2040 Masterplan, being the demolition of Wilkinson House and the detailed design and construction of a new building in place of Wilkinson House.

Specifically, the SSD DA seeks development consent for:

- Concept approval of the 2040 Masterplan for the SCEGGS Darlinghurst campus, including:
  - Conceptual approval for the demolition of the following buildings:
    - Wilkinson House fronting Forbes Street
    - Library and science building fronting Bourke Street
    - The old gym building at the northern end of Thomson Street
    - Part of the additions to the Barham Building fronting Forbes Street
  - Conservation works to the existing Barham Building within the school premises to remove non-original building fabric and use for general school purposes
  - Building envelopes and land use for the following new buildings:
    - Four-storey school building at the corner of Forbes Street and St Peters Street for general school purposes (new Wilkinson House)
    - Maximum seven storey building fronting Bourke Street for general school purposes and a potential centre based child care facility (Multi-purpose building)
    - On-site vehicular drop-off with associated car parking from Bourke Street within the multi-purpose building
    - Maximum three-storey administration building fronting Forbes Street for general school purposes (Administration building)
- Detailed consent for the demolition of Wilkinson House, basement excavation, and construction of a new four storey building (new Wilkinson House) comprising approximately 1,325sqm of gross floor area (**GFA**) and a building height between 15m and 16.3m for the purposes of new learning and education spaces.

The future use of the multi-purpose building proposed above will be confirmed as part of a subsequent detailed DA for the construction, operation, and fit out of the building however could accommodate an

information and research centre (contemporary library), early learning centre (maximum 90 children), classrooms and general learning areas, meeting rooms, and/or a swimming pool. The ultimate potential functions proposed within the building are however defined and sought within this SSD DA as 'educational establishment' and 'early education and care facility'.

THE SITE

The SCEGGS Darlinghurst campus is located between Forbes and Bourke Streets in Darlinghurst. The campus comprises both a primary and secondary school, accessed from Bourke Street and Forbes Street respectively. The complete school campus includes buildings on north of St Peters Lane, however this SSD DA only relates to the main school grounds located south of St Peter Lane, excluding a terrace house located at 217 Forbes Street owned by the School and currently used for school administration purposes.

The site area the subject of the SSD DA comprises several irregular lots and has a total land area of 11,519 sqm. The site is generally described as 165-215 Forbes Street, Darlinghurst and as the following street frontages:

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

It is recognised that the multiple allotments contained within the Concept SSD DA site area are to be consolidated to comply with the calculation of FSR and site area under clause 4.5 of the *Sydney Local Environmental Plan 2012* (**SLEP**).

PLANNING FRAMEWORK

Pursuant to Schedule 15 of *State Environmental Planning Policy (State and Regional Development) 2011*, an application for alterations and additions to an existing 'educational establishment' with a capital investment value (**CIV**) of more than $20 million is identified as 'SSD'.

The CIV for the proposal is calculated at over $20 million. This is detailed in the Quantity Surveyors Cost Assessment at **Appendix B**. As the cost of works exceeds $20 million, the proposal is SSD and the EIS will be submitted to the NSW Department of Planning and Environment (**DPE**) for assessment and determination.

ASSESSMENT

The proposal has been assessed against all items contained in the SEARS issued for the project on 12 January 2018. In summary:

- **The proposal is consistent with state and local strategic planning policies:**
  The proposal has been designed to be consistent with the relevant goals and strategies contained in *'NSW State Priorities', 'Greater Sydney Regional Plan, 'NSW Long Term Transport Master Plan 2012', Sydney's Cycling Future 2013', 'Sydney's Walking Future 2013', Sydney's Bus Future 2013', 'Healthy Urban Development Checklist, NSW Health', 'Greater Sydney Commission's Draft Central District Plan'* and the *'Sydney Development Control Plan 2012'*.

- **The proposal satisfies the applicable local and state development controls:**
  The proposal satisfies the objectives of all relevant planning controls and achieves a high level of planning policy compliance. Where departures to the local development standards are proposed they are permitted pursuant to clause 42 of the Education SEPP, and justification is provided. While the site is identified as a heritage item under the SLEP 2012, an assessment of the impact associated with the demolition and alteration of buildings is provided on the balance of the heritage significance of the individual buildings and retention of heritage value of the site and surrounds.

- **The design positively responds to the site conditions and future urban morphology:**
  The proposal responds to the inner-city location of the site and significant site fall through a tapering of the proposed building envelopes. The proposed building envelopes remain lower than the maximum roof line of the 1901 Chapel building located on Forbes Street and respond to the streetscape character of

Bourke Street. The proposed new Wilkinson House building massing is largely commensurate with the existing Wilkinson House building. The proposal respects the retention of view corridors from properties surrounding the site, and where view corridors are anticipated to be affected by new building envelopes design guidelines are proposed to reduce that impact where possible in the future design of the buildings, notwithstanding complying with the maximum height control as it applied to that part of the site.

- **The proposal provides a superior development outcome for the site:**
  The concept plan enables the removal of ad hoc additions to significant heritage fabric located on the site and enhances the significance of Barham House and the Chapel building which have exceptional and high heritage significance respectively. The proposal enhances views to the Barham House and restores and conserves the original building fabric.

  The new buildings proposed within the concept plan maximise the useable learning space within a constrained inner-city site, whilst generally according with the local development standards that apply to the site. The proposal provides purpose built school buildings that better utilise the site area and meet contemporary educational standards. As a result, the concept plan and detailed design of the new Wilkinson House building provides superior learning environments. The proposed building envelopes and new Wilkinson House also respond to the character and rhythm of Bourke and Forbes Streets to provide a positive streetscape and urban design outcome for the site.

- **The proposal is highly suitable for the site:**
  The proposal continues the educational premises use of the site, which is permissible with consent and consistent with the zone objectives. An early education and care facility is a permissible land use with consent on the site. Each of the proposed land uses are compatible, both providing teaching and learning facilities. Further, there are no significant environmental constraints that would limit the proposal from being developed at the site.

- **The proposal is in the public's best interest:**
  - The proposal seeks to enhance the design quality of the building entrances and streetscape presentation. The proposal conserves the heritage significance and original building fabric of Barham House.
  - The proposal has been designed to make a positive contribution to the overall built form of the site, having regard to the existing topography of the land and the heritage significance of various buildings on the site.
  - The 2040 Masterplan will allow SCEGGS Darlinghurst to offer more scholarship and fee relief for students who cannot afford a SCEGGS education.
  - New facilities will allow SCEGGS Darlinghurst to maintain its strength into the future as a leader in educational excellence.
  - The School regularly provides services and shared facilities with the school and local communities and the proposal will continue this relationship.
  - The proposal will contribute positively to energy efficiency and environmental sustainability across the site.

- **The proposal appropriately satisfies each item within the Secretary's Environmental Assessment Requirements:**
  The proposal satisfies the SEARS as demonstrated within this EIS.

Considering the above and the content contained in this EIS, it is recommended that the DPE approve this SSDA with appropriate conditions.

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

A request was made to the Minister for Secretary's Environmental Assessment Requirements (**SEARs**), pursuant to Clause 3, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The SEARs issued on 12 January 2018 are addressed below.

Item/ Description	Document Reference
General Requirements	
The EIS must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the Regulation. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • Adequate baseline data; • Consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and • Measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.	The EIS has been prepared in accordance with the Secretary's Requirements and meets the minimum form and content requirements specified in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The EIS includes a comprehensive assessment of the environmental risks and impacts associated with the development. Environmental Risk Assessment at **Section 11**.
The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the CIV of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.	Refer **Appendix B**
KEY ISSUES	
Concept Proposal – The EIS must address the following specific matters:	
1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments.. **Permissibility** Detail the nature and extent of any prohibitions that apply to the development.	Refer **Section 7** of this EIS

Item/ Description	Document Reference
Development Standards Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.	
2. Policies Address the relevant planning provisions, goals and strategic planning objectives.	Refer **Section 6** of this EIS
3. Operation • Provide a detailed justification of suitability of the site to accommodate the proposal. • Provide details of the existing and proposed school operations, including staff and student numbers, school hours of operation, and operational details of any potential before/after school care and community use of the school.	Refer to **Section 2.2**, **Section 4.5**, and **Section 9** of this EIS
4. Built Form and Urban Design • Provide detailed site and context analysis, including a building envelope study, to justify the proposed site planning, built form and design approach. • Develop in discussion with the Government Architect NSW a design report that establishes design guidelines and development parameters, and includes diagrams, illustrations and drawings to clarify the design intent of the proposal that clearly demonstrates how design quality will be achieved through future stage(s) in accordance with Schedule 4 Schools – Design Quality Principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*. • Describe the design process leading to the Concept Proposal. • Provide a detailed site-wide landscape strategy, including opportunities to retain existing trees on the site. • Demonstrate design excellence with specific consideration of the site's heritage significance, architectural design, materials and detailing, massing, streetscape, views and vistas. • The built form should minimise impacts to neighbouring residential dwellings, in particular to those located to the south on Thomson and Forbes Streets as part of the Stage 1 Application. • Assess the impact of the three vehicle crossovers proposed on Bourke Street, having regard to the pedestrian experience/safety and streetscape.	Refer to **Appendix C**, **Appendix E**, **Section 4**, and **Section 8.1** of this EIS
5. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. • Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.	Refer **Appendix C** and **Section 8.1** of this EIS

Item/ Description	Document Reference
• Detailed outline of the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to any proposed increase in staff and student numbers.	Refer **Section 4.4** and **Section 11** of this EIS Refer **Section 4** of this EIS
6. Staging Provide details regarding the staging of the proposed development.	Refer **Section 4.3** of this EIS
7. Transport and Accessibility Prepare a transport and accessibility impact assessment, which details, but not limited to the following: • Accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; • An assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development; • Details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area; • The adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development; • The impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network; • Details of any upgrading or road improvement works required to accommodate the proposed development; • Details of travel demand management measures to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details programs for implementation, including the preparation of a Green Travel Plan; • The impact of trips generated by the development on nearby intersections including, but not limited to Forbes and Liverpool Streets and Bourke and Liverpool Streets, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works, if required. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years; • The proposed active transport access arrangements and connections to public transport services; • The proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on	Refer **Appendix K** and **Section 8.1.3** of this EIS

Item/ Description	Document Reference
public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones; • Measures to maintain road and personal safety in line with CPTED principles; • Proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; • Proposed number of on-site car parking spaces and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site; • Details of emergency vehicle access arrangements; • An assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures; • Service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times);	
8. Noise and Vibration Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation, including consideration of any public-address system, school bell and use of any school hall for concerts etc. (both during and outside school hours). Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.	Refer **Appendix N** and **Section 8.1.4** of this EIS
9. Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.	Refer **Appendix O** and **Section 4.12** of this EIS
10. Social Impacts Include an assessment of the social consequences of the schools' relative location.	Refer **Section 8.2** of this EIS
11. Heritage • The EIS should identify any listed or potential heritage items within the redevelopment area. If any listed or potential heritage items, including archaeological resources, are likely to be affected. • A Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the significance of, and provides an assessment of the proposal's impact on the heritage significance of heritage items on, and in the vicinity of the development site and includes strategies to avoid and mitigate any adverse impacts.	Refer **Appendix I**, **Appendix J**, **Appendix C**, and **Section 8.1.5** of this EIS

Item/ Description	Document Reference
• The HIS must include a view impact assessment along with photomontages of the site, and should address the project's compliance with policies of the relevant Conservation Management Plan for the site. • The HIS should identify if there are any areas with historical archaeological potential within the proposed project area that could be impacted by the works.	
12. Utilities • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.	Refer **Appendix U** and **Section 4.11** of this EIS
13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.	Refer **Section 7.8** of this EIS
14. Contamination Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.	Refer **Appendix Q**, **Appendix R, Section 7.4**, and **Section 8.1.6** of this EIS
15. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.	Refer **Appendix F**, **Appendix G** and **Section 8.1.7** of this EIS
16. Flooding Assess any flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.	Refer **Appendix G** and **Section 8.1.7** of this EIS
17. Waste • Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.	Refer **Appendix T** and **Section 8.1.8** of this EIS
18. Biodiversity Biodiversity impacts related to the proposal and the preparation of a Biodiversity Assessment are to be addressed in accordance with the requirements of the *Biodiversity Conservation Act 2016*.	Refer **Appendix M** and **Section 7.1** of this EIS

Item/ Description	Document Reference
Stage One The EIS for the construction works must address the following specific matters:	
1. Operation Provide details of how the school will continue to operate during construction activities, including proposed mitigation measures.	Refer **Section 4.5** of this EIS
2. Built Form and Urban Design • Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Demonstrate design quality of the proposed development, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles. • Develop in discussion with the Government Architect NSW a detailed design report that includes diagrams, illustrations and drawing to clarify the design intent of the proposal that clearly demonstrates how design excellence will be achieved through this stage and its relation to future stage(s) in accordance with Schedule 4 Schools – Design Quality Principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and with Clause 6.21 of the LEP. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.	Refer **Appendix C** and **Section 8.1** of this EIS. Refer **Appendix C**, **Section 8.1** and **Section 8.2.1** of this EIS Refer **Appendix C, Section 4.2,** and **Section 7.3** of this EIS Refer **Appendix C** and **Appendix T**.
3. Environmental Amenity • Detail amenity impacts including acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. • Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures.	Refer **Section 8.1** of this EIS Refer **Section 4.4**, **Section 8** and S**ection 11** of this EIS
4. Transport and Accessibility • A Transport Impact Assessment must be prepared that reassesses the transport impacts of the adaptive reuse of the site for an educational establishment within the context of the assessment undertaken for the Concept Development Application. • Detail access arrangements for construction and measures to mitigate any associated pedestrian, cyclist or traffic impacts, including the preparation of a preliminary CTPMP to demonstrate the proposed management of impact. The CTPMP should also consider cumulative impacts associated with other construction activities and assess road safety at any key intersections subject to heavy vehicle movements and high pedestrian activity. • An assessment of	Refer **Appendix K** and **Section 8.1.3** of this EIS

Item/ Description	Document Reference
- cumulative impacts associated with other construction activities (if any); - road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; - details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; • Details of anticipated peak hour and daily construction vehicle movements to and from the site; • Details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; • Details of temporary cycling and pedestrian access during construction; • Details of proposed construction vehicle access arrangements at all stages of construction; and • Traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.	
5. Noise and Vibration Identify and provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.	Refer **Appendix N** and **Section 8.1.4** of this EIS
6. Ecological Sustainable Development • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. • Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.	Refer **Appendix O** and **Section 4.12** of this EIS
7. Heritage • A HIS must be prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the significance of, and provides an assessment of the proposal's impact on the heritage significance of heritage items on, and in the vicinity of the development site and includes strategies to avoid and mitigate any adverse impacts. • Prepare an options analysis considering alternative options for the demolition of Wilkinson House.	Refer **Appendix I**, **Appendix C**, and **Section 8.1.5** of this EIS Refer **Appendix H**, **Section 5**, and **Section 8.1.5** of this EIS

Item/ Description	Document Reference
8. Contamination Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.	Refer **Appendix Q**, **Appendix R, Section 7.4**, and **Section 8.1.6** of this EIS
9. Waste • Identify, quantify and classify the likely waste streams to be generated during demolition, construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.	Refer **Appendix T** and **Section 8.1.8** of this EIS
10. Construction Hours Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.	Refer **Appendix P** and **Section 4.13.1** of the EIS
Plans and Documents	
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Perspective drawings including 3D images; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Acoustic Report; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Salinity Investigation Report (if required); • Acid Sulphate Soils Management Plan (if required); • Waste Management Plan; • Fire Safety Measures Schedule; • Schedule of materials and finishes; • A summary record of consultation with the school community; and	Refer **Appendix A - V**

Item/ Description	Document Reference
• A report tabling how the proposal responds to and upholds the Design Guide for Schools and the Design Quality Principles as per Schedule 4 of the Education SEPP.	
Consultation	
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with: • City of Sydney Council; • Government Architect NSW (GANSW); • Transport for NSW (TNSW); Airport Motorways Limited; and • Roads and Maritime Services (RMS). The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Refer **Appendix V** and **Section 3** of this EIS

1. INTRODUCTION

1.1. OVERVIEW

This Environmental Impact Statement (**EIS**) has been prepared by Urbis Pty Ltd on behalf of SCEGGS Darlinghurst (**the Applicant**) in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulations 2000*. This EIS supports the State Significant Development (**SSD**) Development Application (**DA**) SSD_8993 to guide future development at the SCEGGS Darlinghurst campus at 215 Forbes Street, Darlinghurst NSW 2010 (**the site**).

The SSD DA seeks development consent for:

- Concept approval of the 2040 Masterplan for the SCEGGS Darlinghurst campus, including:
  - Conceptual approval for the demolition of the following buildings:
    - Wilkinson House fronting Forbes Street
    - Library and science building fronting Bourke Street
    - The old gym building at the northern end of Thomson Street
    - Part of the additions to the Barham Building fronting Forbes Street
  - Conservation works to the existing Barham Building within the school premises to remove non-original building fabric and use for general school purposes
  - Building envelopes and land use for the following new buildings:
    - Four-storey school building at the corner of Forbes Street and St Peters Street for general school purposes (new Wilkinson House)
    - Maximum seven storey multi-purpose building fronting Bourke Street for general school purposes and a potential centre based child care facility (Multi-purpose building)
    - On-site vehicular drop-off with associated car parking from Bourke Street within the multi-purpose building
    - Maximum three-storey administration building fronting Forbes Street for general school purposes (Administration building)
- Detailed consent for the demolition of Wilkinson House, basement excavation, and construction of a new four storey building (new Wilkinson House) comprising approximately 1,325sqm of GFA and a building height between 15m and 16.3m for the purposes of new learning and education spaces.

The future use of the multi-purpose building proposed above will be confirmed as part of a subsequent detailed DA for the construction, operation, and fit out of the building however could accommodate an information and research centre (contemporary library), early learning centre (90 maximum children), classrooms and general learning areas, meeting rooms, and/or a swimming pool.

The ultimate potential functions proposed within the building and forming part of this SSD DA are however defined as ‘educational establishment’ and ‘early education and care facility’.

1.2. PROJECT CONTEXT AND BACKGROUND

The site comprises several land parcels between Forbes and Bourke Streets in Darlinghurst. Given the constrained and built up area of this inner-city locality, and the long school tenure of students at SCEGGS Darlinghurst, planning for future school resources and buildings must be undertaken significantly in advance.

A 2020 Masterplan for the progressive redevelopment of the site was prepared and endorsed by the former South Sydney Council in the 1990s. The 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 2012, the 2020 Masterplan had largely been realised.

As such in 2012 SCEGGS Darlinghurst commenced a process to develop a new masterplan to guide future development across the site, referred to as the 2040 Masterplan. This updated masterplan provides the long-term vision for staged development of the site over the next twenty years to 2040. The SCEGGS 2040 Masterplan "*Our Path Ahead*", gives form to the school's vision for the future needs of the school to meet contemporary and evolving learning and education standards.

The proposed SSD comprises a Concept DA for new building envelopes, building locations, vehicular access points, and land uses to accommodate the works required by the SCEGGS 2040 Masterplan. The proposal also includes a detailed DA for the first stage of the 2040 Masterplan, being the demolition of Wilkinson House and the detailed design and construction of a new four storey education building.

The SSD DA does not seek to increase the student or staff population at the school compared to current school populations. Additional visitors and users of the site will eventuate only if a potential future early education and care facility is opened within the multi-purpose building to the local community. The SSD DA however seeks to replace buildings reaching the end of their practical lifespan and currently and soon to be incompatible with the School's facility needs.

1.3. REPORT STRUCTURE

The purpose of this report is to provide an assessment of the proposal as described above, within the EIS and the attached supporting documents.

This EIS provides the following:

- A description of the site and surrounding context; including identification of the site, existing development on the site, and surrounding development.
- A detailed description of the proposed development;
- An assessment of the proposed development against the relevant strategic and statutory planning controls;
- An assessment of the key issues and impacts generated by the proposed development; and
- A detailed description of the consultation undertaken with respect to the proposal.

This EIS responds to the Secretary's Environmental Assessment Requirements (**SEARs**) attached at **Appendix A**. This document should be read in conjunction with the supporting documents provided at **Appendix B – Z.**

2. THE SITE

2.1. SITE DESCRIPTION

The SCEGGS Darlinghurst campus is located between Forbes and Bourke Streets within the inner-city suburb of Darlinghurst. The total SCEGGS Darlinghurst campus comprises the area highlighted in **Figure 1** and includes the main school campus, a single terrace at 217 Forbes Street, and properties within the St Peters Precinct. The main school campus comprises both a primary and secondary school, accessed from Bourke Street and Forbes Street respectively.

The total SCEGGS Darlinghurst campus comprises several parcels and has a total land area of 13,676sqm. The total campus includes frontages to St Peters Street, St Peters Lane, and Thomson Street.

The SSD DA however only applies to the main campus site, excluding 217 Forbes Street, which comprises several irregular lots outlined in **Table 1** and has a total land area of 11,519sqm. The main campus site has the following street frontages:

- 133 m eastern frontage to Forbes Street
- 62 m northern frontage to St Peters Lane
- 84 m western frontage to Bourke Street
- 10 m southern frontage to Thomson Street

The main campus site 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

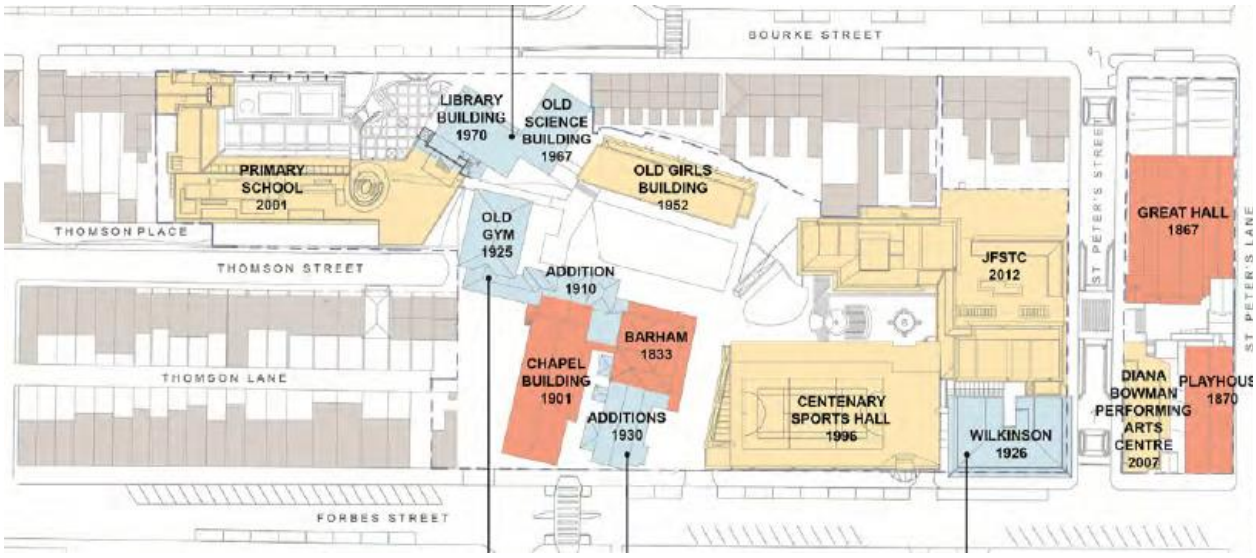
Table 1 – Site Description

Site Address	Legal Description	Existing Development
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
	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	Lots C and D in DP 108903	

2.2. EXISTING DEVELOPMENT

SCEGGS Darlinghurst has been located on the main campus site since 1901. Since this time, the School has progressively adaptively reused and altered existing buildings on the site and immediate surrounds and constructed new purpose built educational facilities on the site. These buildings have been progressively completed, rebuilt, and redeveloped over the almost 120-year history of the School on the site to continually respond to changing educational needs. The existing buildings on the site are illustrated in **Figure 2** below.

Figure 2 – Existing buildings on the site



Source: TKD Architects

The existing buildings on the site vary in scale from two to three storeys (Barham) to six storeys (Old Science and Library buildings). While the Old Science and Library buildings on Bourke Street contain the tallest buildings on the site, given the location of a cliff edge running through the site shown at **Appendix C**, the original Chapel Building on Forbes Street remains the 'highest' building on the site with a maximum four storey rise on Forbes Street and a maximum RL of 56.21m.

The existing buildings on the site comprise a total 13,949sqm of gross floor area (**GFA**). The existing senior school has approximately 30 classrooms of varying sizes to accommodate the maximum 656 enrolled senior

school pupils on the site. Of these existing classrooms, only 12 can accommodate comfortably a full classroom size (being an area over 60sqm).

Currently the main campus includes the following buildings and facilities:

Junior School

- The junior school catering to Kindergarten to year 5 is located between Bourke Street and Thompson Street, with primary pedestrian and vehicular access from Bourke Street.
- The junior school has a maximum building rise of two storeys and comprises 977sqm GFA. The purpose-built facility was completed in 2001 and caters to a junior school population of a maximum 286 enrolled pupils.

Old Science and Library Buildings

- These buildings are shared by the junior and senior school for various specialised educational purposes. The Old Science and Library buildings were completed in 1967 and 1970 respectively.
- The Old Science Building has a maximum height of RL 49.2m. The Library Building has a maximum height of RL 46.38m. Both buildings present a six-storey frontage, angled approximately 30 degrees away from Bourke Street. The Old Science and Library Buildings comprise a total 2,514.2sqm of GFA.
- While approaching the end of each of their practical lifespan (50-60 years), the above average classroom size (though small overall floor plate) means they can practically be utilised by the School for approximately, indicatively, the next 10 years. Following this period their usefulness to the School will be limited and they will be required to be redeveloped.

Old Gym Building

- The Old Gym building was completed in 1925 and has been progressively converted for general learning spaces. The Old Gym building is physically connected to the Chapel Building via a series of building additions.
- The Old Gym building only comprises two usable floors. However, has a rise of approximately 3 storeys to Thompson Street. The Old Gym building comprises a total 630sqm of GFA. The useability of the Old Gym building is becoming increasingly challenged for contemporary standards of general learning areas.

Chapel Building

- The Chapel Building, completed in 1901, is the first purpose built educational building constructed on the site. The Chapel Building is the home to a variety of school purposes including administration, a hall, and general learning areas. The Chapel Building has been identified as comprising high heritage significance and value for its historic, aesthetic, and social significance.
- The Chapel Building presents as a three to four-storey frontage to Forbes Street, with a maximum height at RL 56.21m (highest built form on the site). The Chapel Building comprises 1,419.8sqm of GFA.

Barham

- Barham House comprises the most heritage significance on the site, being constructed in 1833 for Edward Deas Thomson. Barham is the one of the last remaining Verge houses in Sydney. A verandah was added to the primary built form c1880s. Since this time several later extensions occurred, including the enclosure of the verandah in c1914.
- Barham is orientated to the north west, with the primary frontage facing the main lawn of the main campus. Barham is currently used for administration and staff facilities.
- Barham includes three storeys, has a maximum height of RL 49.8m and comprises 908.9sqm of GFA.

Old Girls Building / Yellow Building

- The Old Girls Building is used exclusively for the senior school. Completed in 1952, the building was constructed specifically for the purposes of classrooms and remains a practical building for the School.
- The Old Girls Building includes four storeys and comprises 993.50sqm of GFA.

Centenary Sports Hall

- The Centenary Sports Hall was completed in 1996 and comprises a sports hall and ancillary facilities. The building also functions as providing direct access between adjacent buildings.
- The Sports Hall includes three storeys and an upper level sport court which functions as the School's largest consolidated recreation area and the School's primary sports venue. The Sports Hall comprises 1,409.3sqm of GFA.

Joan Freeman Building

- The Joan Freeman Building is the most contemporary building located on the site, completed as a purpose-built school building in 2012. The building includes science laboratories and technology, art, and classrooms. The building also facilitates direct pedestrian connection between the main school campus and the St Peters Precinct.
- The Joan Freeman Building rises a maximum five storeys and comprises 3,095.8sqm of GFA.

Wilkinson House

- Originally constructed as residential flats in 1926, the School purchased the building in 1962 and subsequently used it as a boarding house. Following the cessation of boarding requirements at the main school campus, Wilkinson House was converted into staff facilities and learning spaces. The adaptation of the building for classroom needs required the creation of new openings in divisional walls and altering the internal layout of the building.
- Wilkinson House was designed by Emil Sodersten and is representative of 1920s apartment buildings. Whilst the site is listed as a local heritage item under the SLEP 2012, the building has been identified as comprising moderate heritage significance due to the social significance of being associated with SCEGGS boarders and for its historical significance associated with Emil Sodersten.
- Wilkinson House is currently used by the School for a variety of purposes including general learning areas, staff rooms, study and student rooms. The useability of these rooms for full senior school classes is challenged, and the alternate use of these rooms for administrative and staff purposes result in a dilution of the primary administration zone within the centre of the school. Wilkinson House comprises a maximum four storeys and 1,161.90sqm of GFA.

2.3. SITE CONTEXT AND SURROUNDING DEVELOPMENT

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 Horizon Apartments. The Horizon Apartments currently overshadows the neighbouring locality at different times of the day.

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.

2.4. SITE ACCESS

The primary pedestrian access to the senior school site is from Forbes Street, with secondary access provided from St Peters Street. Senior school pick-up and drop off zones are located on the western side of Forbes Street, south of St Peters Street. The senior school has a primary vehicular access point from St Peters Street, with three minor vehicular access points from Forbes Street. The senior school has 90 car parking spaces for staff, visitors and delivery.

Pedestrian and vehicular access to the primary school site is from Bourke Street, at the southern portion of the site. Primary school pick-up and drop off zones are located on the eastern side of Bourke Street, south of Stanley Street. The primary school site currently includes 22 staff on site car parking spaces.

2.5. SERVICES

The site currently contains and is connected to all necessary services including electricity, gas, water, communications, drainage and sewage.

2.6. ACCESSIBILITY

2.6.1. Road Network

The site is directly serviced by the following local roads:

- St Peters Street: Directly adjacent to the north;
- Forbes Street: Directly adjacent to the east; and
- Bourke Road: Directly adjacent to the west.

St Peters Street is a one-way local road that functions as a shared zone, closed to vehicular traffic except for peak drop-off and peak hours for the school, open between 6:30am – 9:00am and 2:30pm and 7:30pm weekdays. Forbes and Bourke Streets are local roads running in a north-south direction, accommodating a single lane for traffic in each direction.

The site is also surrounded by major roads of Oxford Street, Darlinghurst Road, and William Street.

2.6.2. Public Transport

The site is well serviced by various forms of public transport as outlined below.

Trains:

The site is located approximately 400m from Kings Cross Station. Kings Cross Station is served by the R4 Eastern Suburbs and Illawarra Line by Sydney Trains, and some NSW Trainlink services.

Buses:

The site is located close to multiple bus stops operating the following State Transit bus services:
200 – Bondi Junction to Chatswood
311 – Millers Point to Central Railway Square via Darlinghurst and Potts Point
324 – Watsons Bay to Walsh Bay via Old South Head Road
325 – Watsons Bay to Walsh Bay via Vaucluse Road
389 – Bondi Junction to Pyrmont
L24 – Vaucluse to City Wynyard

2.6.3. Cycleways

Bourke Street comprises a dedicated two-way cycleway on the western side of the street. The dedicated cycleway is generally available the entire length of Bourke Street and connects to multiple other off-site and shared bicycle paths within the inner-city suburbs of Sydney including Darlinghurst, East Sydney, and Surry Hills.

3. CONSULTATION

To inform the request for SEARS and the preparation of this EIS, the applicant and its consultant team have undertaken pre-lodgement consultation with key stakeholders including:

- Relevant community groups
- Neighbour land owners and residents
- SCEGGS Darlinghurst school community
- Affected landowners
- City of Sydney Council
- Government Architect NSW (GANSW)
- Transport for NSW (TNSW)
- Airport Motorways Limited
- Roads and Maritime Services (RMS)

Community consultation sessions have been documented within the Consultation Outcomes Report at **Appendix V** and are further outlined in the following sections.

3.1. THE SCHOOL COMMUNITY

The applicant and its consultant team have engaged with the school community from early development of the 2040 Masterplan since 2012. This engagement has primarily been undertaken through formal school publications and has been ongoing through the development of the design brief and through refinement of the Masterplan.

Subsequently between December 2016 and November 2017 further early engagement was carried out with key stakeholders including the school community through articles in the weekly newsletter and launch of the Masterplan at speech night.

3.2. COMMUNITY CONSULTATION

Consultation has occurred with the local community and neighbouring residents and landowners. Various strategies were employed to maximise community involvement in the project. Community consultation included stakeholder meetings with the Eastern Suburbs Neighbourhood Association (meeting 4 October 2017 and 11 October 2018), stakeholder meetings with the Horizon Building Strata Committee (17 October 2017 and 18 September 2018), stakeholder meetings with the Thomson Street residents (11 October 2018 and 16 January 2019), and a community information session held at SCEGGS Darlinghurst on 16 October 2018.

Further, a community update was sent to 2,383 properties in the locality, the SCEGGS Darlinghurst webpage was created, and a project email and hotline were created for the project.

The key insights and comments received from the community consultation related to the design of the multi-purpose building including bulk and scale and potential impacts to the south and neighbouring terrace houses, local heritage considerations including though not limited to the preservation of Barham House and the complete demolition of Wilkinson House, traffic and access, and ensuring feedback is captured within planning process.

The matters raised by the community have been summarised at the Consultation Outcomes Report at **Appendix V.** A response to the summarised matters raised is provided in **Table 2** below.

Table 2 – Response to matters raised within community consultation

Matter Raised	Response
Design of Multipurpose Building	
Ensure the proposal considers solar access for Thomson Street residents	Shadow impacts have been considered through the design of the maximum building envelope for the multi-purpose building. The building envelope has been refined to reduce the scale of the building as it presents to the Thomson Street terraces and the rear building line revised to align with the boundary of 2 Thomson Street. While additional overshadowing will occur as a result of the maximum building envelope the future design of the building will need to demonstrate how the design has minimised additional overshadowing to the Thomson Street residents. The maximum additional overshadowing resulting from the total building envelope is illustrated at **Appendix C** and assessed at **Section 8.1.2** of this EIS. Further, while the proposal for the multipurpose building is for an envelope only, the design principles to inform the future building design at **Appendix C** states the design must "setback the building to neighbours on Thomson Street to minimise overshadowing and create a landscape buffer".
Would like to see section diagrams viewed from Thomson Street	Refer to indicative images at drawing AR.MP.7005 and AR.MP.7006 at **Appendix C**. Refer to Section 7.5 of **Appendix C** which illustrates that at the height of Thomson Street the building will rise 3-4 storeys above ground level. As stated in this section, it is proposed that the bulk and scale of the proposed building adjacent to the Thomson Street residents is not dissimilar to the 3 storey scale of the existing terraces and stepped back for any level or structure above that 3 storey height. Further discussion provided at **Section 8.1.1** of this EIS.
Would like to see view diagrams looking towards the site.	Refer to the images provided at **Appendix Z** and discussion on visual and view impacts at **Section 8.1.1** of this EIS.
Concern regarding potential bulk, scale and view loss associated with the multi-purpose building	Perception of bulk, scale and view loss was considered in developing the proposed building envelopes including the multi-purpose building. The design has been assessed against the relevant local floor space ratio and local building height control that applies to the site, potential view impacts, and overshadowing as outlined in **Section 7.6** and **Section 8.1** of this EIS. While residents of neighbouring properties have suggested the removal of the fourth storey, this has been set back from the site boundary to minimise visual impact.
Would like to see the multi-purpose building design that respects the Thomson Street and Lane character	While the detailed design of the multi-purpose building is not proposed as part of the SSD DA, and will be subject to a separate subsequent SSD DA, these comments have been captured in the development of design principles to inform the future built form of this building at **Appendix C**.
Querying if seven storey building is required and whether the potential uses are required.	This meets the functional brief of SCEGGS Darlinghurst as they plan for their future educational requirements. The proposed building envelopes do not significantly increase the amount of available floor space on the site, rather consolidates buildings in functional layouts. The proposed maximum seven storeys includes subterranean levels that present as a commensurate building scale compared to existing built form. Further the

Matter Raised	Response
	maximum height of the proposed building as expressed as a RL is less than existing Chapel building, and tapers down to include a roof level 1m lower than the roof of the adjacent residential terrace house at 2 Thomson Street. This is described in **Section 5** of this EIS.
Consider positioning amenities in other areas of the site	As demonstrated within the site analysis at **Appendix C**, the new multi-purpose building is positioned to serve both the junior school and the senior school in a central location. Further, the remainder of the main campus site is constrained for a new building to accommodate the potential floor plate of the multi-purpose building, and potential future uses that could be accommodated within the building including a potential childcare centre or indoor swimming pool. Alternatives considered for the masterplan are described in **Section 5** of this EIS.
Heritage Impacts – Generally	
The site is located within two heritage conservation areas	Within the *Sydney Local Environmental Plan 2012* the site is located within the East Sydney Heritage Conservation Area. This is considered within **Appendix I** and at **Section 7.7** and **Section 8.1.5** of this EIS.
Residents were interested in how the development would address the Sydney DCP 2012	Refer to **Section 6.9** of this EIS for assessment of the proposal against the Sydney Development Control Plan 2012, notwithstanding development control plans **do not** technically apply to state significant development and therefore does not apply to this DA.
Respect and value local heritage for the benefit of the local community and students. Explore ways to retain and enhance aspects of local heritage on the site	This is considered in detail at **Section 8.1.5**, **Appendix H**, and **Appendix I**.
Consider options for the proposed new administration to reflect the character of Forbes Street.	While the detailed design of the new administration building is not proposed as part of the SSD DA and will be subject to a separate subsequent SSD DA, these comments are noted. To meet the School's brief, a new contemporary building is proposed, however a design principle for the future design of the building must "Utilise quality materials and finishes that complement the School and the surrounding context" (**Appendix C**).
Heritage Impacts – Barham	
Grateful to SCEGGs for preserving Barham House for the past 100+ years.	The 2040 Masterplan proposes not only to retain Barham House, but to complete restoration works to improve the visibility and interpretation of the original fabric of the building.
Consider opening up views to Barham building from Forbes Street.	The proposed building envelope for the new administration building has been designed to improve visibility of Barham from Forbes Street at ground level, including a more streamlined and less cluttered site entrance. Removing the administration building envelope entirely is not considered appropriate given Barham is orientated away from the street frontage and instead towards the main lawn, and further is not considered feasible given the site constraints and limited site area of SCEGGS Darlinghurst.
Consider ways to open the school grounds to the	While this does not form part of the SSD DA, this comment is noted and will be considered by SCEGGS Darlinghurst. Currently the local community regularly use

Matter Raised	Response
community for coordinated events to allow access to heritage aspects of the site.	SCEGGS Darlinghurst for after hours community uses including for strata meetings, parking, etc. The sharing of school facilities is proposed to continue under the SCEGGS 2040 Masterplan.
Heritage Impacts – Wilkinson House	
Community concern regarding the demolition of Wilkinson House which has heritage significance	The retention and/or adaption of Wilkinson House was considered and is documented at **Appendix H** and described at **Section 5** of this EIS. The heritage impact of the demolition of Wilkinson House has been assessed at **Appendix I** and considered in balance with the project objectives and overall environmental, social, and economic impacts as part of this EIS.
Negative view on proposed new building façade if Wilkinson House	The facades of the proposed new Wilkinson House have been revised to include more masonry elements as illustrated at **Appendix C**.
Traffic and Parking	
While it was recognised the school had worked to improve traffic and parking behaviour, neighbours felt the rules and restrictions were not enforced.	Additional management strategies are outlined at **Appendix K**. Further, as part of the future design of the multi-purpose building, it is anticipated that the drop-off/pick-up area within the multi-purpose building will alleviate some traffic concerns on Bourke Street.
Residents are seeking a long-term solution as they feel the existing traffic management plan is not working	These frustrations have been noted and the School is cognisant to improve existing traffic management around the site, as documented within the traffic assessment at **Appendix K**.
Querying what traffic improvements would be made on Forbes Street, not just Bourke Street	The 2040 Masterplan does not include any specific modifications to drop-off/pick up facilities on Forbes Street, though as stated above the cognisant to improve existing traffic management around the site, as documented within the traffic assessment at **Appendix K**.
Interest in a potential drop-off zone or basement parking in new Wilkinson House	This was considered by the consultant team and is not considered feasible in part given the limited floor plate available within the new Wilkinson House building and the slope of the site to the west.
Ensure effective traffic management during construction	Refer **Appendix K** and discussion at **Section 8.1.3** of this EIS.
Other Comments	
Consider opening the school grounds to the public for specific uses and events	Refer to discussion at **Section 4.4** and **Section 10** of this EIS.

Matter Raised	Response
Consider better connections through the site	The central pedestrian spine principle has been retained through the 2040 Masterplan to improve pedestrian connectivity through the site. Further, the introduction of new buildings across the site has the benefit of aligning building levels with adjacent buildings removing the current need for multiple bridges and ramps connecting buildings.
Consider purchasing or leasing nearby sites	This has been considered by the School but is not practical as part of the 2040 Masterplan as sites are not available or able to be readily used for education purposes. Further, there is a safety and functional benefit in maintaining secure school boundaries.
Queries regarding the maximum student numbers	The proposed development and the broader 2040 Masterplan does not seek to increase student or staff numbers from the current level. Consent is however sought for the potential use of part of the multi-purpose building for an 'early education and care facility'. If detailed consent for this use is ultimately sought for this use within the multi-purpose building and if it is open to the public and local community as opposed to out of hours school care (that currently exists on the site), there could be an increase in up to 90 children and the required staff to support those children on the site. Prior to this occurring however, a separate SSD DA and detailed assessment of the impact of this additional population on the school would need to be undertaken at that stage (Stage 3 of the Masterplan).
Some residents proposed revising the staging to keep Wilkinson House longer	This is considered within **Appendix H** and **Section 5** of this EIS
Consider how new building design could support improved local safety	Refer to **Section 8.2.1** of this EIS.
Desire for realistic construction timeframes	Refer to **Appendix P**.

3.3. GOVERNMENT AGENCIES

The applicant and its consultants have consulted with the relevant Government agencies as outlined in **Table 3** below.

Table 3 – Summary of feedback from government agencies

Government Agency	Matters Raised	Response
Office of the Government Architect Meeting on 30 August 2018	Key things to consider for the SSD DA architectural package and Design Guidelines were: • the School's education philosophy and how it is driving the design/desired built form • staging of development and the reason for the staging program • consideration of natural light and ventilation at the lower levels into Wilkinson House/Joan Freeman Building	The GA's comments have been noted and have informed the submitted plans and technical studies. Specifically, the design process guiding the preparation of this SSD DA and the 2004 Masterplan involved: • Identifying the School's future educational needs and anticipated spatial requirements for critical facilities.

	• consideration of the reuse of materials for a new build of Wilkinson as part of the options analysis • design guidelines for the entire campus to consider materiality • design guidelines for the entire campus to consider schedule 4 of the Education SEPP – design quality principles • how existing datums have informed the built form response • the pedestrian experience on the street/corner adjacent to Wilkinson House The Government Architect's office (GA) advised that the State Design Review Panel and GA's will undertake a desktop review of the EIS during exhibition with an education expert / external panellist and provide written advice to the assessment team, which will be received as part of the assessment process. It may be that as part of the response to submissions the GA would require a further presentation, but they will provide that advice in their review of the EIS.	• Identification of site constraints, opportunities, and existing buildings to accommodation the School's anticipated educational needs. • Identification of potential future desired complementary uses to critical facilities (i.e. swimming pool or childcare) to ensure future envelopes do not preclude these additional uses. • Identification of important items of heritage significance for retention and/or enhancements. • Refining site opportunities and creating building envelopes that respond to the local context. • Determining design guidelines that will inform the future detailed design of buildings within the established maximum building envelopes.
Department of Planning and Environment 7 September 2017 and 5 October 2017	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 Department's comments have been noted and have informed the submitted plans and technical studies. Shadow and view impacts are outlined at **Appendix C**. A Green Travel Plan is provided at **Appendix K**. Design guidelines are provided within the Design Report at **Appendix C**. Demolition Plans are included in the Architectural Plan package at **Appendix C**.

City of Sydney Meetings on 13 August 2018 and 1 November 2018	Ensure that the intention for no additional student population is explained clearly in the DA documentation. Council are unlikely to support an option for complete demolition and rebuild of Wilkinson House (noting that they are not the consent authority) and it is noted that the Joan Freeman building relates nicely to the existing Wilkinson House. The significance of the extensions to Barham House to be documented in DA. The DA documentation should explain the heritage significance of the cliff face and the proposed impact (if any) to this significance. Can excavated sandstone be reused on site? Consider the impact of two driveways on street trees, street landscaping, and the loss of any existing on-street parking. ESD targets for the proposal (particularly given perception of a large/deep floor plate of the multi-purpose building) are to be documented in the DA. Overshadowing impacts need to be documented in detail resulting from the multi-purpose building. Reasonable overshadowing should be based on achieving or being commensurate with Council's DCP standard (noting however that the DCP will not apply to the SSD DA) and if this is not achieved, that solar access to these properties is not worsened. The extent of massing of the multi-purpose building as viewed from Thomson Street is to be justified in the EIS. RL details of neighbouring buildings are to be included on Bourke Street on Concept Plan diagrams	No increase in population compared to current enrolment and staff employment levels are proposed as part of this SSD DA. Noting that some uses considered for the multi-purpose building may be available on weekends or for childcare purposes. The EIS includes a comprehensive assessment of the heritage impacts associated with the development. Refer to **Appendix I**, **Appendix J**, **Appendix C**, and **Section 8.1.5** of this EIS. Based on previous construction projects completed on the site it is not anticipated that excavated sandstone will be able to be reused from the site. Notwithstanding, at the time of excavation this can be considered. Street trees are not proposed to be removed as part of the detailed component of the DA. The proposal will retain 18 on-street pick-up and drop-off spaces comprising 9 spaces on Bourke Street and 9 spaces on Forbes Street. A potential 3 existing drop-off//pick-up spaces on Bourke Street may be required to be removed to accommodate the proposed new driveway. By incorporating the ESD initiatives listed in the ESD report, the proposal will achieve an equivalent 4 Star Green Star rating. The maximum additional overshadowing resulting from the total building envelope is illustrated at **Appendix C** and assessed at **Section 8.1.2** of this EIS. Refer to indicative images at drawing AR.MP.7005 and AR.MP.7006 at **Appendix C**. Refer to **Section 7.5** of **Appendix C** which illustrates that at the height of Thomson Street the building will rise a maximum 4 storeys above ground level. As stated in this section, it is proposed that the bulk

		and scale of the proposed building adjacent to the Thomson Street is stepped back for any level or structure above 3 storeys. Further discussion provided at **Section 8.1.1** of this EIS.
Transport for NSW and the Roads and Maritime Services	At the time of writing no comments or matters were raised by Transport for NSW or Roads and Maritime Services.	N/A

4. PROPOSED DEVELOPMENT

The SCEGGS 2040 Masterplan "*Our Path Ahead*", gives form to the applicant's vision for the future needs of the School to meet contemporary and evolving learning and education standards. The primary objective of the proposal is to provide new learning and ancillary spaces within contemporary facilities that meet the growing expectations of the school community, and there is no proposal to increase student population on the site compared to existing.

To equip the students with the skills and competencies to excel in their professional and personal lives, SCEGGS Darlinghurst propose as part of the 2040 Masterplan to provide a greater range of learning spaces with specific purposes, larger classroom spaces with improved functionality, flexibility and adaptability, as well as large open plan spaces for meetings, collaborative exercises and community events.

To meet these project objectives the 2040 Masterplan envisages the demolition and redevelopment of Wilkinson House, the revitalisation of the Forbes Street main campus entry including conservation works to Barham and construction a new administration building on Forbes Street, and construction of a 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).

4.1. OVERVIEW

The proposed SSD comprises a Concept DA made pursuant to Section 83B of the Act for the building envelopes, locations and land uses envisaged by the 2040 Masterplan. The proposal also includes a Detailed DA for the first stage of works proposed within the 2040 Masterplan, being the demolition of Wilkinson House and the detailed design and construction of a new four storey building at the corner of Forbes Street and St Peters Street.

The SSD DA seeks development consent for:

- Concept approval of the 2040 Masterplan for the SCEGGS Darlinghurst campus, including:
  - Conceptual approval for the demolition of the following buildings:
    - Wilkinson House fronting Forbes Street
    - Library and science building fronting Bourke Street
    - The old gym building at the northern end of Thomson Street
    - Part of the additions to the Barham Building fronting Forbes Street
  - Conservation works to the existing Barham Building within the school premises to remove non-original building fabric and use for general school purposes
  - Building envelopes and land use for the following new buildings:
    - Four-storey school building at the corner of Forbes Street and St Peters Street for general school purposes
    - Maximum seven storey multi-purpose building fronting Bourke Street for general school purposes and a potential centre based child care facility
    - On-site vehicular drop-off with associated car parking from Bourke Street within the multi-purpose building
    - Maximum three-storey administration building fronting Forbes Street for general school purposes
- Detailed consent for the demolition of Wilkinson House, basement excavation, and construction of a new four storey building (new Wilkinson House) comprising approximately 1,325sqm of GFA and a building height between 15m and 16.3m for the purposes of new learning and education spaces.

Concept development consent is sought for '*educational establishment'* and '*early education and care facility*' land uses as defined under the standard instrument LEP across the site the subject of this SSD DA.

4.2. DESIGN PRINCIPLES

As described within the Design Report prepared by Tanner Kibble Denton Architects included at **Appendix C**, the following design principles, or design guidelines, have been developed to inform future development on the main school campus:

- Maintain and enhance the key pedestrian spine running north south through the campus.
- Maximise useful outdoor open play space.
- Restore the key heritage features of the campus – Barham and the Chapel Building.
- Demolish later ad-hoc additions and underutilised and outmoded buildings.
- Create a revitalised main entry and create a visual link between the entry and the heart of the school.
- Relate to the two-storey terrace house scale and alignment on Bourke Street and then setback above this level to minimise views over neighbours and overshadowing.
- Maintain or improve views to the city for Thomson Street residents from the principal ground and first floor levels by setting the new building form back from the existing Library Building and Old Science Building.

Photomontages of the proposed detailed design of the new Wilkinson House development, and images of potential built form resulting from the proposed building envelopes of the new multi-purpose building, new administration building, and restored Barham House are illustrated below.

Figure 3 – Images of key components of the built form of the SCEGGS 2040 Masterplan

Picture 1 – Proposed detailed design of the new Wilkinson House development, viewed from corner of Forbes and St Peters Streets

Source: Tanner Kibble Denton Architects

Picture 2 – Indicative design of proposed new administration building, viewed from Forbes Street

Source: Tanner Kibble Denton Architects

Picture 3 – Indicative design of proposed restored Barham House and multi-purpose building, viewed from main lawn

Source: Tanner Kibble Denton Architects

Picture 4 – Indicative design of proposed new multi-purpose building, viewed from Bourke Street

Source: Tanner Kibble Denton Architects

4.3. STAGING

The proposed SSD DA includes a masterplan for the main school campus site that includes three primary stages:

- **Stage 1** – Demolition of Wilkinson House and construction of a new four storey building on the corner of Forbes Street and St Peters Precinct. It is anticipated that the construction of the Stage 1 works, included as part of the detailed DA component of this application, will commence in April 2020 and will be completed by August 2021.
- **Stage 2** – New Administration Building / Barham restoration / Revitalised school entry. It is anticipated that the construction of the Stage 2 works, to be detailed in a subsequent detailed DA generally in accordance with the Concept SSD DA, will commence in approximately 2025-2030.
- **Stage 3** – New Multi-Purpose Building. It is anticipated that the construction of the Stage 3 works, to be detailed in a subsequent detailed DA generally in accordance with the Concept SSD DA, will commence in approximately 2030-2040.

The proposed staging of the development has been designed to maximise the useful lifespan of existing buildings on the site and ensure the School can remain functional and operational during the course of the fulfilment of the 2040 Masterplan.

During the construction of Stage 1 detailed works for Wilkinson House, demountable classrooms are proposed to be installed on the site as illustrated within **Appendix C**.

4.4. DEMOLITION AND SITE CLEARING

Demolition of the existing Wilkinson House is proposed as part of this SSD DA. Options for the retention of the building have been considered as outlined within **Appendix H** and described in **Section 5** of this EIS. Notwithstanding these options, consent for the physical demolition of the existing Wilkinson House is sought, as described within the Preliminary Construction Management Plan at **Appendix P**.

Minor excavation up to a maximum depth of 3.3m is required to accommodate the proposed building envelopes and detailed design of the new Wilkinson House to enable the utilisation of a full basement level. Excavation is also required to accommodate the proposed building envelope of the multi-purpose building. The likely excavation required for the multi-purpose building is minimised due to the location of the existing cliff face within the site, however an approximate maximum depth of the required excavation is 13.5m.

4.5. LAND USE AND OPERATION

The proposed indicative operation and use of the various proposed buildings is as follows:

- New Wilkinson House – general learning areas to support the senior school.
- New Administration Building – main school entrance, staff facilities, meeting rooms, and administration functions.
- Barham Building – school executive, meeting rooms, and staff facilities.
- Multi-purpose building – general learning areas, and the possibility of a new indoor swimming pool, information and research centre, and/or a childcare premise.

The proposed operation and school functions included within the multi-purposes building are specifically undefined as the ultimate layout and operation of the building will be subject to the Stage 3 detailed DA to be lodged following determination of the Concept SSD DA. Given Stage 3 is not proposed to be constructed until approximately 2030-2040, SCEGGS Darlinghurst has attempted to envisage the most highly demanded facilities on site, now and into the future. As such, this EIS and the proposed Concept SSD DA has sought to assess the maximum potential and functional building envelope for the new multi-purpose building.

The proposal seeks to retain the existing hours of operation and the 2040 Masterplan provides no consideration for extending traditional school hours, however it is anticipated that should either a swimming pool or childcare premise ultimately be proposed within the multi-purpose building that there would be activities outside of standard teaching hours. Use of these facilities by the community, in addition with additional demand from the school community, could result in additional use of the School from 6:30am-6:00pm weekdays (sport and swimming training), and 7:00am – 2:00pm weekends (learn to swim classes and sport training).

Further school facilities that can be (and in some cases, are already) shared with the local community include:

- Meeting spaces for strata and resident committee meetings
- Use of existing parking on the site
- Community functions

Concept development consent is sought for '*educational establishment'* and '*early education and care facility*' land uses as defined under the standard instrument LEP across the site the subject of this SSD DA. The proposed educational establishment land use encompasses the primary function of the School and ancillary facilities such as sports facilities including recreational space swimming pools, halls, libraries, and performance areas.

The early education and care facility is proposed to be an approved land use across the site to accommodate the existing or any future expanded after/before school care on the site as the future pupils and school community may require. Further, the umbrella land use definition of an early education and care facility includes a centre-based child care facility. Indicative approval for the use of the site for a centre-based childcare facility is sought within the Concept SSD DA to provide flexibility for the future detailed design of the multi-purpose building to include such as facility if the future school community and require such a facility that can be accommodated as a co-located with the School. The maximum potential capacity of the centre being considered within the SSD DA is 90 children.

10 demountable classrooms are proposed to be erected on the site during the construction of the first stage of the development as outlined at **Appendix C** 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 Thomson Street.

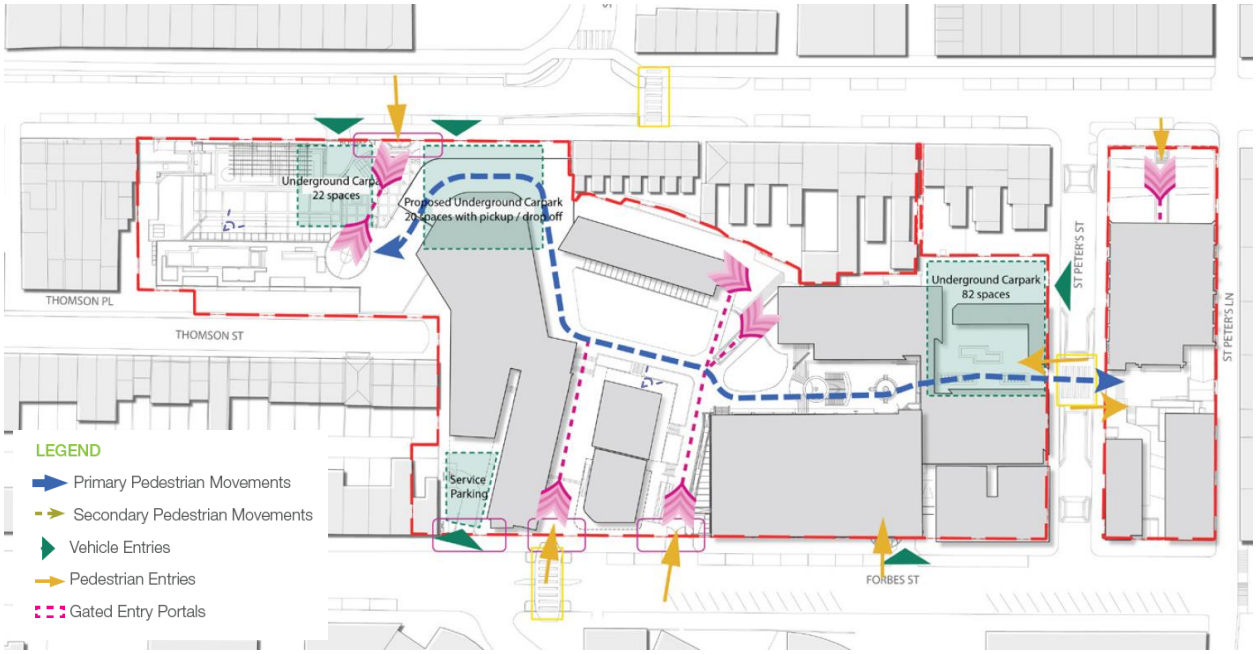
4.6. SITE ACCESS

The general site access and site arrangement proposed as part of the Concept SSD DA remains generally consistent with the existing site condition. The masterplan does, however, seek indicative approval within the Concept SSD DA for the following design principles:

- Improved pedestrian legibility and experience at the primary pedestrian entries to the senior school at Forbes Street by removing insensitive building additions and including a new administration building on Forbes Street; and
- Retention of existing driveway entrances and inclusion of an additional vehicle entry/exit on Bourke Street to accommodate vehicles within a new drop-off/pick-up zone within the site.

The existing and proposed site access points are illustrated in **Figure 3** below. Concept approval is sought for the additional vehicular access point on Bourke Street immediately south of Stanley Street. While the design of the driveway will be the subject of a future detailed DA for the multi-purpose building, the proposed driveway on Bourke Street is required to provide appropriate visual splays to assist with pedestrian safety along the Bourke Street frontage.

Figure 4 – Proposed site access



Source: Landscape Masterplan Context

4.7. MATERIALS AND FINISHES

The detailed DA component of the SSD includes a new building located on the corner of St Peters Street and Forbes Street. The proposed materials and finishes of the new Wilkinson House building are outlined as follows:

- Face brickwork to the lower levels of the building that complements the treatment to the Joan Freeman Building and provides a robust and grounding material adjacent to the public domain;
- Aluminium glazed windows; and
- Sandstone cladding with white precast blades to articulate the façade and offer sun protection.

Materials and finishes are not prescribed for the remainder of the proposed 2040 Masterplan building within the Concept SSD DA. Rather, principles surrounding materials and finishes, streetscape presentation, and façade composition are proposed within the Design Guidelines and Development Parameters at **Appendix C**.

4.8. LANDSCAPE

4.8.1. Proposed Masterplan Landscaping

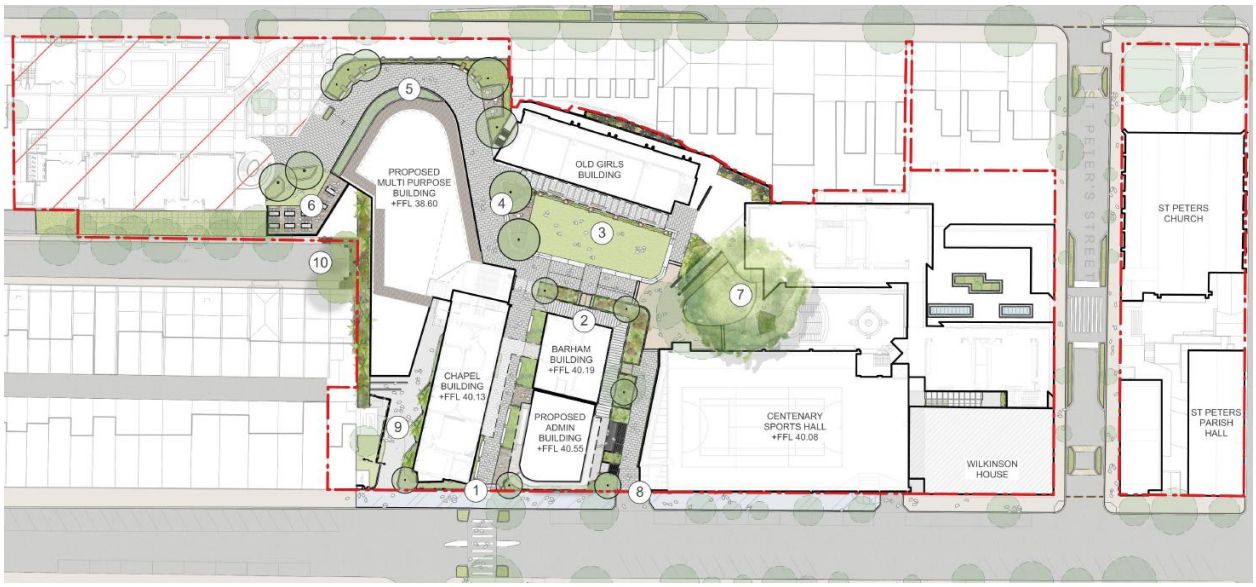
The detailed DA component of the SSD includes the demolition and redevelopment of Wilkinson House. Limited landscape opportunities are identified within the 2040 Masterplan for the footprint of Wilkinson House, however as illustrated at **Appendix E** the proposed public domain treatment of St Peters Street and Vertical garden within the western light well is proposed as part of the detailed DA.

A Concept Landscape Masterplan for the remainder of main campus site is proposed as part of the Concept SSD DA, included at **Appendix E**. This Concept Landscape Masterplan includes the moderate works for the Wilkinson House site, however also proposes the following principles for the landscape elements to be proposed in subsequent DAs for the site:

- Landscape upgrade works at the Forbes Street entry that includes seating elements, brickwork to reflect the existing Chapel building, a green façade to existing blank walls generally consistent with the character zone images proposed;
- Conservation and heritage enhancement works proposed around the retained Barham House, including restored verandah, retention of existing sandstone walls and stairs, and proposed planting to reflect the character and era of the original Barham House;
- Retain and enhance where possible the character of the central lawn;
- Provision of a roof terrace and minimum 5m wide deck area landscaped with fixed and moveable furniture, passive recreation areas, synthetic turf, low level mass planting, and a reconfigured lift and stair access; and
- Retention and replacement of trees along Thomson Street, provision of buffer planting, seating elements, and a vertical garden along the southern façade of the new multi-purpose building.

The proposed Concept Landscape Masterplan, to be developed in detail in subsequent DAs with the exception of 'zone 1' around Wilkinson House, is illustrated in **Figure 4** below.

Figure 5 – Proposed landscape strategy



Source: Landscape Masterplan Context

4.8.2. Tree Removal

Tree removal will be required to accommodate the proposed building envelope for the new multi-purpose building. While development consent is not sought as part of the Concept SSD DA for tree removal on and adjacent to the site, subsequent detailed DAs will need to assess the impact and proposed mitigation measures for the loss of any mature vegetation on the site. We anticipate based on the principles outlined within the Concept Landscape Plan at **Appendix E**, some trees will be required to be removed to accommodate the footprint of the multi-purpose building.

An Arboricultural Report has been prepared to support the SSD DA, included at **Appendix L**. This report assessed in principle the proposed removal of 12 affected trees. No trees are required to be removed as part of the detailed DA relating to the demolition and redevelopment of Wilkinson House.

4.9. WASTE

4.9.1. Construction Waste

The contractor will comply with DPE's Conditions of Consent and the Construction and Demolition Waste Management Plan at **Appendix P** to ensure all waste is carefully removed, packaged and transported from the site to an appropriate waste facility. This will minimise potential contact with the waste and reduce environmental risk from an accidental release. Where appropriate, waste will be reused or recycled.

4.9.2. Ongoing Waste

An Operational Waste Management Plan has been prepared by Foresight Environmental and is attached at **Appendix T**. Based on the information provided and benchmark data from similar developments, the primary waste streams expected to be generated in the ongoing operation of the School would be:

- Cardboard/paper recycling
- Comingled recycling
- Food organics recycling
- General waste

Additional smaller waste streams may include toner cartridge recycling, fluoro tube/globe recycling and battery recycling.

There is no proposal to increase the school population, and as such no requirement to accommodate additional waste storage within the garbage and recycling station adjacent to the car park entry on St Peters Street.

Waste management for the proposed concept buildings will be outlined as part of the subsequent detailed DAs, however the proposed building envelopes have been designed to accommodate on-site waste management facilities and bin storage areas as necessary.

4.10. SITE SERVICES

An Infrastructure Management Plan has been prepared by Erbas and is attached at **Appendix U**. The Infrastructure Management Plan concludes that there appears to be sufficient capacity in the surrounding water, gas, sewer, and electrical infrastructure to support both the first stage of the SSD DA and the complete Concept SSD DA proposal without the need for major augmentation or diversion of the surrounding supplies available to the main school campus.

4.11. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

An Ecologically Sustainable Development (ESD) report has been prepared by Erbas and is attached at **Appendix O**. The proposal will include the following ESD initiatives (amongst others):

- The School will determine and establish environmental performance targets for its consumption of energy and water.
- All habitable rooms including learning and learning spaces will be provided with fresh air provisions in accordance with AS 1668.2-2012.
- Indoor noise levels will provide a high level of acoustic comfort, with internal noise levels being no higher than 5db(A) above the 'satisfactory' sound levels in Table 1 of AS/NZS 2107:2000.
- Provision of motion sensors throughout to switch off the lights after period of no occupancy detection. Provision of sunset switches to switch off external lighting during the day. Lighting shall generally be low energy linear LED lighting.

- All bathroom fixtures (toilet pans, urinals, hand basin taps and showers) will meet minimum WELS ratings as described in the ESD Report.
- There will be minimal negative impacts on the site's current ecological value due to retaining and reusing some of the existing buildings on site, and developing over previously developed land.

By incorporating the ESD initiatives listed above, plus those specified within the attached ESD report, the proposal will achieve an equivalent Green Star rating of 4.

4.12. CONSTRUCTION PHASING AND MANAGEMENT

4.12.1. Work Hours

The proposed works will be undertaken in accordance with the recommendations of the Acoustic Report at **Appendix N**, Interim Construction Noise Guideline (DECC 2009).

- Monday to Friday 7.00am to 6.00pm.
- Saturdays 8.00am to 1.00pm.
- No work on Sundays or public holidays
- Out of hours works may be required from time to time and a separate application will be made by the Contractor to seek approval
- Deliveries of heavy machinery may be required out of the proposed hours of operation to conform to the overriding requirements of the RMS.

4.12.2. Sediment, Erosion and Dust Controls

In accordance with the Sediment and Erosion Control Plan attached at **Appendix F** and **Appendix G**, sediment, erosion and dust control measures will be provided during construction in accordance with the requirements of *'Blue Book (Managing Urban Stormwater – Soils and Construction)'* and *'Guidelines for developments adjoining land managed by the Office of Environment and Heritage'*.

The following structures are proposed to be installed at the site to mitigate dust, erosion and sediment runoff:

- Installation of silt fences on the low side of the works; and
- Installation of various silt traps throughout the site.

5. BENEFITS OF THE PROPOSED DEVELOPMENT

5.1. ANALYSIS OF FEASIBLE ALTERNATIVES

The proposed design responds strongly to the site constraints and opportunities and is considered the best response to both site and surrounding context. Alternatives to the proposed concept plan include the 'do nothing' scenario which would not achieve the project objectives. The consequences of not carrying out the project are far reaching and include:

- Failure to provide suitable learning facilities for pupils;
- Failure to provide additional recreation and sporting facilities for pupils;
- Failure to provide suitable working conditions for staff;
- Failure to create a more accessible campus for staff, pupils, and visitors;
- Lost opportunity to improve view corridors through the School and the primary heritage asset located on the main school campus site, Barham House;
- Failure to restore the appearance of Barham House;
- Failure to better utilise the existing constrained school site and buildings;
- Increased maintenance costs of degraded sub-standard buildings; and
- Failure to reduce greenhouse gas emissions produced by the School as a result of maintaining inefficient infrastructure and assets that are not designed in accordance with the principles of ESD.

Further, alternatives to the proposed demolition of Wilkinson House within the detailed aspects of the DA have also been considered. The primary feasible alternatives to the complete redevelopment of existing Wilkinson House are documented within **Appendix H**. In summary, retaining the existing building in full or in part is not considered a feasible alternative for the development as:

- Further modification of the interior of the building to accommodate the required learning spaces will result in loss of original fabric and plan form;
- The current building does not meet current standards for earthquake loads;
- The current building does not meet Building Code of Australia regulations for access and egress for an educational premise, with a narrow central circulation stair, non-compliant equitable access standards, and non-compliant balustrade heights;
- The existing timber floor provides poor acoustic separation between spaces;
- The existing building has poor energy performance;
- The current building does not benefit from adequate natural light and ventilation for an educational premise;
- Refurbishing the existing building will not results in classroom areas meeting the School's functional requirements, which are consistent requirements with the NSW Department of Education standards;
- Retaining the Wilkinson House façade while completing new building floor plates would still undermine the ability to utilise a full learning floor plate due to the retention of residential balconies;
- Retaining the Wilkinson House façade requires such significant structural upgrades and does not retain the heritage significance of the internal layout of building, that it is not a desirable alternative.

Since student boarding at the site ceased, Wilkinson House has been the subject of multiple alterations to create new openings in divisional walls and altering the internal layout of the building to suit educational purposes. The extent of feasible modifications to the existing building structure to suit educational needs has been exhausted over the past 18 years.

While the demolition of Wilkinson House is proposed as the Stage 1 works within the 2040 Masterplan, the works have been deferred and delayed for as long as feasible and were not included within the 2020 Masterplan. Further, Stage 2 and Stage 3 of the 2040 Masterplan are not required by the School in the short term as the existing classrooms and building facilities within the administration building, Old Gym building, Library and Science Building can be utilised in the short term.

5.2. BENEFITS OF THE PROPOSED DEVELOPMENT

The benefits of the proposed development include:

- Provision of classrooms within the senior school that accommodate a full classroom size and will meet the relevant accessibility standards;
- Provision of learning spaces within the senior school footprint that can be constructed and adapted in the future to meeting contemporary learning standards and facilities;
- Allow for the relocation and consolidation of administration functions to the central zone within the site, which will service both the junior and senior school;
- Conservation and upgrades to the site's primary heritage asset, being Barham House;
- Provision of a consistent built form fronting Bourke Street that reflects the fine grain two to three storey terrace typology and streetscape presentation;
- Provision of additional recreation and sporting facilities within the Wilkinson House footprint and the multi-purpose building;
- Provision of additional outdoor landscaping and recreational areas on the rooftops of proposed new buildings; and
- Creation of additional opportunities to share resources and facilities between the School, the school community, and surrounding residents through potential access to new meeting rooms, recreational areas, and potential early education and care facilities.

6. STRATEGIC PLANNING CONTEXT

In accordance with SEARs, the following strategic planning policies have been considered in the assessment of the proposal:

- NSW State Priorities;
- A Metropolis of Three Cities – Greater Sydney Region Plan;
- Eastern City District Plan;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

Consistency with the relevant goals contained to the above strategic policies is discussed below.

6.1. NSW STATE PRIORITIES

NSW State Priorities is the State Government's plan to guide policy and decision making across the State. The proposed redevelopment of the site is consistent with key objectives contained within the plan, including:

- **Creating Jobs:** *Create 150,000 new jobs by 2019*
  The proposal will create temporary job opportunities in manufacturing, construction, and construction management during the project's construction phase of works.
- **Building Infrastructure:** *Infrastructure projects to be delivered on time and on budget across the state*
  The proposal provides a significant development opportunity for the State that will create new jobs and help secure existing jobs, stimulate economic activity, and deliver a vital service for the community.
- **Improving Education Results:** *Increase the proportion of NSW students in the top two NAPLAN bands by eight per cent*
  The proposal will contain high quality facilities, learning spaces and equipment for use by students and teaching staff. This will provide students with greater opportunities to learn and improve their numeracy and literacy skills.

Overall, it is considered that the proposal is consistent with the goals and objectives set out within the *NSW State Priorities*.

6.2. A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN

A Metropolis of Three Cities is a bold vision for three, integrated and connected cities that will rebalance Greater Sydney – placing housing, jobs, infrastructure and services within easier reach of more residents, no matter where they live. Western Parkland, Central River, Eastern Harbour (building on its recognised economic strength and addressing liveability and sustainability) sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.

It is a plan for delivery that will see the benefits of growth shared across all parts of Greater Sydney and ensure that Greater Sydney is one of the best places in the world to live, work and raise a family. The first regional plan developed by the Greater Sydney Commission presents a vision and innovative actions for managing Greater Sydney's growth and enhancing its status as one of the most liveable global cities.

It is anchored on the strategies of infrastructure and collaboration, liveability, productivity, sustainability and implementation. As mentioned in other parts of the EIS, temporary jobs will be provided in manufacturing and construction. Sustainability is likewise a key consideration, particularly in the proposed design, construction, and operation of the buildings.

A thrust of the Region Plan is creating 30-minute cities within Greater Sydney, by increasing access through different modes of transport and providing a rich mix of uses and amenities across the metropolitan area. Education facilities are considered as vital infrastructure in the city. The proposal seeks to update the facilities of an existing school within an established neighbourhood. By doing so, it will help maintain the vibrant mix of people and activities within Darlinghurst.

6.3. EASTERN CITY DISTRICT PLAN

The Eastern City District is at the centre of the Eastern Harbour City, recognised as Australia's global gateway and financial capital. The district is highly accessible to the Harbour CBD, which has half a million jobs and the largest office market in the region. The Eastern City District covers the Bayside, Burwood, City of Canada Bay, City of Sydney, Inner West, Randwick, Strathfield, Waverley and Woollahra local government areas.

This District Plan responds to major transport, health and education investments in the District, either committed or planned, such as Sydney Metro and the CBD and South East Light Rail, which aligns with Future Transport 2056. Planning priorities that directly relate to the proposed redevelopment of SCEGGS Darlinghurst include:

- Planning for a city supported by infrastructure

The School benefits from good access to public transport, specifically through bus links and the Kings Cross station. It will benefit further from the connections of these links to the committed transport investments by the Commission. The Plan encourages active transport modes such as walking and cycling. The students, staff and visitors benefit from well-connected walkways and bicycle lanes adjacent to the School.

- Providing services and social infrastructure to meet people's changing needs

With the proposed development, SCEGGS Darlinghurst is adapting to changing requirements of students and trends in learning methods. Specifics include flexible learning spaces to be provided in the Joan Freeman Science and Technology Centre and the Centenary Sports Hall. The proposal also seeks to comply to universal design standards to cater to students, staff and visitors that may have special needs. The proposed main entry is designed to improve security, circulation and wayfinding.

The School will be allowing the community to access facilities such as meeting rooms and potential swimming pool outside of school hours. This will help promote connections within the community and provide social and leisure amenities accessible to the local residents.

- Fostering healthy, creative, culturally rich and socially connected communities

The proposal respects the district's heritage by proposing building envelopes that do not deviate from the bulk and scale of the existing school buildings, and by restoring the key heritage assets of Barham and Chapel Building.

- Reducing carbon emissions and managing energy, water and waste efficiently

The design of the proposed new Wilkinson House incorporates ecologically sensitive materials such as low VOC paints, sealants, adhesives, floor coverings and composite timbers. It will be designed to tap natural lighting and ventilation, and facades will respond to the local climate through sunshades and thermal insulation. Indoor noise levels and air quality will likewise be controlled to ensure the well-being of the end users of the space. The planned design, construction, operation and maintenance of the proposed redevelopment will be assessed against the 4-star best practice rating of the Green Building Council of Australia.

6.4. NSW LONG TERM TRANSPORT MASTER PLAN 2012

The *NSW Long Term Transport Masterplan* is a framework that guides subsequent plans, policies, projects, and budgets related to transport for the next 20 years. It seeks to promote the use of public transport as an effective travel option, and to put people first in all initiatives.

The site benefits from being located:

- Within approximately 1.5 kilometres from the Sydney CBD. It is accessible by bus through several bus stops within a 400-metre radius, and by train through Kings Cross station which is approximately 800 metres from the site.

- Separated off-road cycleway on Bourke Street fronting the site and William Street, and bicycle-friendly streets in Darlinghurst and within the CBD.
- Network of pedestrian-friendly streets in Darlinghurst and the wider community.

Students, parents, visitors and employees can easily cycle, walk or catch the bus or train to SCEGGS Darlinghurst. This will reduce reliance on cars, decrease congestion and lessen the environmental footprint.

6.5. SYDNEY'S CYCLING FUTURE 2013

Sydney's Cycling Future seeks to make bicycle riding a feasible transport option within Sydney through the three pillars of safe, connected cycle networks, better use of existing infrastructure, and policy and partnerships. The site is located in close proximity to a dedicated cycleway along Bourke Street, providing central and readily accessible access for cyclists, promoting active forms of transport to the site.

6.6. SYDNEY'S WALKING FUTURE 2013

Sydney's Walking Future (2013) aims to promote walking as a means of effective transport within Sydney by encouraging investment in safe, permeable walking networks. The actions set out in Sydney's Walking Future will make walking the transport choice for quick trips under two kilometres, and will help people access public transport. Increasing the number of people walking will help to reduce the burden on roads, and contribute significantly to community health and wellbeing. SCEGGS Darlinghurst is located within an established residential neighbourhood within walkable distance to places where people live, work, shop, dine, rest and play.

The document draws from research and consultation of stakeholders by the NSW Government, it found that more than 50 per cent of children live less than two kilometres from School. However, 70 per cent of 5-9 year old children and 46 per cent of 10-14 year old children are driven to school in Greater Sydney. Connectivity and reduced delays, pedestrian safety and security, health and wellbeing benefits, and supporting facilities will encourage Sydneysiders to walk more.

The School is very accessible by walking for students, parents, staff and visitors from the local community as well as from key transport nodes for the broader school community.

6.7. SYDNEY'S BUS FUTURE 2013

Sydney's Bus Future (2013) outlines the NSW Government's long-term plan to deliver simpler, faster, and better bus services within Sydney to meet current and future customer needs.

There are numerous bus stops within walking distance to SCEGGS Darlinghurst, serviced by several local bus routes outlined in **Section 2.6.2** of this EIS.

6.8. HEALTHY URBAN DEVELOPMENT CHECKLIST, NSW HEALTH

The *Healthy Urban Development Checklist* by NSW Department of Health seeks to ensure that communities in the State are created to promote healthy habits and active mobility. The proposal for SCEGGS Darlinghurst satisfies a range of items contained to the checklist, including:

- *Encourage incidental physical activity;*
- *Promote opportunities for walking, cycling and other forms of active transport;*
- *Promote access to usable and quality public open spaces and recreational facilities;*
- *Reduce car dependency and encourage active transport;*
- *Consider crime prevention and sense of security*
- *Promote quality streetscapes that encourage activity*
- *Provide access to a range of facilities to attract and support a diverse population;* and
- *Promote a sense of community and attachment to place*

The proposal therefore aids in promoting a healthy and sustainable built environment.

7. STATUTORY PLANNING CONTEXT

As outlined in the SEARs, the statutory provisions contained in the following planning instruments were considered:

- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy (State & Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy No.55 – Remediation of Land*
- *State Environmental Planning Policy No.64 – Advertising and Signage*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Sydney Local Environmental Plan 2012*
- Section 94 Contributions
- Sydney Development Control Plan 2012

7.1. BIODIVERSITY CONSERVATION ACT 2016

The purpose of the *Biodiversity Conservation Act 2016* is 'is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.'

Clause 2 of section 7.9 of the *Biodiversity Conservation Act 2016* requires a DA for SSD to be accompanied by a biodiversity assessment. An assessment of the proposal against section 1.5 and section 7.3 of the *Biodiversity Conservation Act 2016* and clauses 1.4 and 6.1 of *the Biodiversity Conservation Regulation 2017* has been prepared by Ecoplanning, included at **Appendix M**.

As noted within the biodiversity assessment, no native vegetation communities occur within or adjacent to the subject site and therefore the proposed concept and detailed DA will not cause impacts to these biodiversity values. The proposed concept and detailed DA is therefore not likely to have a significant impact on vegetation integrity as the vegetation on the subject site has very low integrity and is not in a natural or near natural state.

The habitat on the subject site is unsuitable for the majority of threatened species that could occur within the locality. There are two *Ficus macrophylla* that provide potential foraging habitat for two threatened species, the Powerful Owl and the Grey-headed Flying-fox. However, these trees are recommended for retention within the Arboricultural Report at **Appendix L** and the School is committed to their preservation. The habitat on the subject site represents only a very small portion of the habitat needs of these species. Both species are wide-ranging and mobile and more suitable habitat occurs in the locality, particularly in the Royal Botanic Gardens and Centennial Park. The low level of habitat suitability on the subject site may decrease during the construction proposed by the concept plan, but this impact is not likely to be significant.

The Masterplan would not have significant impacts on other biodiversity values as the habitat suitability, connectivity for threatened species, flight paths, and water quality values on the subject site and in the surrounding areas are not likely to be significantly affected.

The biodiversity assessment has concluded that there is not likely to be any significant impact on biodiversity values as defined under the *Biodiversity Conservation Act 2016* and *Biodiversity Conservation Regulation 2017.* As a result of this assessment the Department of Planning and Environment and the Office of Environment and Heritage each confirmed in a letters dated 20 September 2018 (refer **Appendix M**) that the development is not likely to have any significant impact on biodiversity values, and therefore the SSD DA is not required to be accompanied by a Biodiversity Development Assessment Report. As such, the proposal meets the requirements of the *Biodiversity Conservation Act 2016.*

7.2. STATE ENVIRONMENTAL PLANNING POLICY (STATE & REGIONAL DEVELOPMENT) 2011

The proposal is classified as State Significant Development 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 $49,374,200 (Excl. GST) as outlined within the Cost Report provided in **Appendix B**.

Part 2 of the SEPP further states that development control plans do not apply to State-significant developments.

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

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (**Education SEPP**), provides the legislative planning framework for the effective delivery of educational establishments and early education and care facilities across the State.

The Education SEPP establishes consistent State-wide assessment requirements and controls, that override development standards contained within other environmental planning instruments. Part 4 of the Education SEPP identifies school specific development controls, with clause 35 Schools—development permitted with consent containing the relevant controls. The proposal has been assessed against the relevant provisions of Part 4 within the following table.

Table 4 – Education SEPP Compliance Table

Clause	Proposal	Compliance
Clause 35 Schools—development permitted with consent		
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	The proposed development is in Zone R1 General Residential which is a prescribed zone for the purposes of the Education SEPP.	YES
(2) Development for a purpose specified in clause 39 (1) or 40 (2) (e) may be carried out by any person with development consent on land within the boundaries of an existing school.	Development consent is sought for the proposed works.	YES
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.	The potential swimming pool considered for the multi-purpose building is proposed to be utilised by the students and the community. Further, new meeting rooms will also be continued to be used by the local community.	YES
(6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration: (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and	The EIS addresses the design quality of the development. A formal response to the Schedule 4 School Design Principles is included in the Design Report prepared by Tanner Kibble Denton Architects (**Appendix C**).	YES

Clause	Proposal	Compliance
(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	As part of the detailed design of the multi-purpose building included in a future detailed DA, the School will detail how a proposed swimming pool or other facility offered could be shared with the community.	
(7) Subject to subclause (8), the requirement in subclause (6) (a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.	The *Sydney Local Environmental Plan 2012* requires a competitive design process to be completed for certain development. A competitive design process is not required for the project as described below. The design principles for achieving design excellence under the LEP have been addressed in the Design Report prepared by Tanner Kibble Denton Architects (**Appendix C**).	YES
(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subclause (6) (a) applies that has a capital investment value of less than $50 million.	Notwithstanding clause 6.21 of the LEP, as the CIV of the proposal is less than $50 million, a competitive design process is not required.	YES
(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	Notwithstanding this provision, relevant sections of the Sydney Development Control Plan 2012 have been considered through the development of the concept plan and detailed DA.	Refer to **Section 7.9** of this EIS
(10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing school.	The concept plan envisages a centre-based child care facility being a potential use of the part of the multi-purpose building and as such consent is sought as part of this Concept Plan for this land use. The design, operation, and fit-out of a centre-based child care facility would be the subject of a subsequent detailed DA.	YES
(11) Development for the purpose of residential accommodation for students that is associated with a school may be carried out by any person with development consent on land within the boundaries of an existing school.	The proposal does not include any residential accommodation.	N/A

Clause 42 of the Education SEPP allows the proposal to contravene a development standard imposed by the Education SEPP or any other environmental planning instrument under which the consent is granted:

> ***'State significant development for the purpose of schools—application of development standards in environmental planning instruments***
>
> *Development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted.'*

While the concept plan has sought to maintain all development below the existing maximum building height on the site, the proposed building envelopes and detailed design of the new Wilkinson House building exceeds the Height of Building development standard which applies to the site. However, as per clause 42 of the Education SEPP, development consent may still be granted, without the need for a formal clause 4.6 Variation to either development standard.

Schedule 4 of the Education SEPP outlines the design quality principles to which consideration must be given in the determining of applications for school developments, as described at **Appendix C**.

Part 3 of the Education SEPP regulates early education and care facilities and is relevant to the potential centre based childcare facility proposed as an approved land use within the multi-purpose building and relevant controls are discussed below.

- The Education SEPP removes the application of certain development controls that are inconsistent with the National Regulations and consolidate standards and controls into one state based policy. Of note, NSW is the first State to bring Commonwealth Laws regulating early childhood education and care into a state planning system.
- The Education SEPP introduces a child care guideline to assist in the design and construction of centres including a checklist against the National Quality Framework (NQF). If a DA satisfies the design criteria, a consent authority cannot refuse the DA on the basis of design.
- The Education SEPP prevents a consent authority from imposing more onerous standards or refusing a DA on the basis that they have not been complied with, and the standards include proximity to other centres, indoor and outdoor space requirements, colour schemes if not heritage affected, site area/coverage/dimensions and other stated design criteria in Part 3 of the SEPP.

A response to Part 3 of the Education SEPP and specifically the non-discretionary development standards for a potential centre based childcare facility within the multi-purpose building (tenancy shell) is outlined below:

- **Location** – the development may be located at any distance from an existing or proposed early education and care facility, and as such the proposal is suitably located for a centre-based childcare facility.
- **Indoor or outdoor space –**
  - For each child being educated and cared for by the centre, the education and care service premises require at least 3.25 square metres of unencumbered indoor space. For an indicative maximum provision for 90 children, the proposed centre must provide a minimum of 292.5sqm of unencumbered indoor area, excluding passageways, toilet and hygiene facilities, nappy changing areas or areas for preparing bottles, area permanently for the use and storage of cots, storage, staff and administration rooms, kitchen, and other areas that are not suitable for children. The indicative locations of a centre based childcare facility within the multi-purpose building can accommodate this minimum area requirement. If ultimately proposed within the detailed use of the multi-purpose building, the internal design will be detailed in a subsequent detailed DA.
  - For each child being educated and cared for by the centre, the education and care service premises require at least 7 square metres of unencumbered outdoor space. For an indicative maximum provision for 90 children, the proposed centre must provide a minimum of 630sqm of unencumbered outdoor space. The building envelopes for the multi-purpose building could accommodate these minimum outdoor area requirements.

- **Site area and site dimensions** – the development may be located on a site of any size and have any length of street frontage or any allotment depth, as such the area of the site is deemed suitable for a centre-based childcare facility.
- **Colour of building materials or shade structures** – the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area. Given the site is identified as a local heritage item, and is located within a heritage conservation area, the future design of the multi-purpose building and centre-based childcare facility will be guided by the character of the heritage values of the locality.

A full assessment of the proposal against the provisions of the Child Care Planning Guideline is to be provided as part of a future detailed DA for the proposed operation and fit out of a centre based childcare centre within the multi-purpose building if pursued by the School.

7.4. 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 the remediation of contaminated land to reduce the risk of harm to human health or the environment. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to the issuance of consent to a DA.

Land Contamination

A Phase 1 Preliminary Site Investigation (PSI) report has been provided by Douglas Partners (Refer **Appendix R**). The PSI specifies the findings of a preliminary investigation of the site in accordance with the contaminated land planning guidelines and was prepared to:

- Assess the previous land uses to determine the potential for soil and groundwater contamination on the site;
- Provide a preliminary assessment of the suitability of the site for the proposed development; and
- Provide recommendations for additional investigation, if required.

At the time of writing the site is not included on the 'List of NSW Contaminated Sites Notified to EPA'. The potential sources of contamination and contaminants of concern can be summarised as filing and impacted surfical soils, and current buildings on site. Sampling undertaken as part of the PSI included six boreholes and two surface samples collected from the basement areas of the existing Wilkinson House.

The findings of the preliminary contamination investigation show that there is a **low risk** of widespread gross contamination of the site. The potential risks of contamination are considered to be primary associated with historical filling of the site, with lead (SS1 within the Wilkinson House footprint) and to a lesser extent zine, TRH and PAH located in areas of the site that have not been recently developed.

With respect to sample SS1, this was collected from the surface in a dry area with limited fill within the basement of the Wilkinson Building. This suggests the potential source of the lead contamination (i.e. the fill) and its potential to leachate into the groundwater is likely to be limited due to the groundwater being at a significant depth below the proposed ground level. It is recommended that the lead contamination identified at SS1 is managed by restricting direct exposure to the area, which should be feasible given its location in a restricted access basement.

The PSI concludes that the site is considered suitable for the proposed new school buildings, subject to the implementation of the following recommendations prior to or after building demolition:

- Detailed site investigation – as part of any of the future developments on the site.
- Waste classification – The soils requiring offsite disposal will require a waste classification undertaken to inform the lawful disposal of excess spoil. The waste classification must be undertaken in accordance with the *POEO Act 1997*, and the NSW EPA Waste Classification Guidelines (2014).
- Unexpected finds protocol.
- Hazardous building materials survey.

Groundwater

There are no water bodies or water courses present on site. No free groundwater was observed in boreholes undertaken on the site. Groundwater is expected to be at significant depth below the surface within the bedrock at the site.

The site is located on aquifers described as porous, extensive and highly productive aquifers.

Acid Sulfate Soils

The site is classified as having a low probability (6-7%) of Acid Sulfate Soils occurring. The permanent water table within the intact bedrock is expected to be at many tens of metres below the current site level, and so there is very minimal environmental risk present. The previously observed geology, site topography and the mapping ASS therefore do not represent an environmental constraint for the future development on the site proposed within the Concept Plan.

7.5. STATE ENVIRONMENTAL PLANNING POLICY NO.64 – ADVERTISING AND SIGNAGE

The *State Environmental Planning Policy No.64 – Advertising and Signage* (**SEPP 64**) aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high quality design and finish.

The proposed concept plan does not seek detailed planning approval for any informational directional or wayfinding signs. Any future detailed DA for informational, directional, and wayfinding signages to be proposed will be checked against the assessment criteria on Schedule 1 of the SEPP. There are no advertising signages proposed within the concept plan or detailed DA.

7.6. SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

SCEGGS Darlinghurst is located within the Sydney Harbour Catchment, as indicated in the map of Gazette No 38 of 7 April 1989 at page 1841. The *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (**SREP**) aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained for existing and future generations.

Of the matters for consideration in Part 3, Division 2 of the SREP, the relevant items to the proposal are biodiversity, ecology and environment protection, and the maintenance, protection and enhancement of views. These are addressed by the concept plan and discussed in other chapters of the EIS.

7.7. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

Sydney Local Environmental Plan 2012 (**SLEP**) is the principal environmental planning instrument governing development at the site. An assessment against the relevant controls of the SLEP has been undertaken in the subsections below.

7.7.1. Land Zoning and Permissibility

The site is zoned R1 General Residential within the SLEP. The proposed lands use on the site include '*educational establishment'* and '*early education and care facility*' which are permissible with development consent in the R1 General Residential zone. The proposal is consistent with the objectives of the R1 General Residential zone as it:

- Provides non-residential land uses that provide facilities or services to meet the day to day needs of residents; and
- Maintains the existing footprint and boundary of the SCEGGS Darlinghurst main school campus and does not seek to alter the predominant residential land use pattern of the locality.

7.7.2. Development Standards

Notwithstanding clause 42 of the Education SEPP allows the proposal to contravene a development standard imposed by the SLEP or any other environmental planning instrument, the proposal has been assessed against the relevant SLEP development standards in **Table 5** below.

Table 5 – Relevant SLEP Development Standards

Consideration	Control	Proposal	Compliance
Clause 4.3 Height of Buildings	Maximum 15 metres. Thomson Place is subject to an 18m height control.	Due to the significant fall across the site and varying ground levels that apply to the main school campus, portions of the proposed buildings exceed a 15m height plane as illustrated at **Appendix C**. The building projections of the multi-purpose building and new Wilkinson House building predominantly follow the maximum building height of existing buildings and generally accord to the maximum height control when measured from the average ground level for that part of the site. The proposed building envelope for the multi-purpose building does project above the 15m height control at Bourke Street, however complies with the height control as measured at the centre of Thomson Street. As such, while projections occur above the 3D height plane, it is considered that the proposed building envelopes and detailed design of the new Wilkinson House proposal generally accords with the objectives and overall height control across the site.	No – Refer to **Section 8.1** of this EIS
Clause 4.4 Floor Space Ratio (FSR)	Maximum FSR of 1.5:1 for the majority of the Concept DA site. The Joan Freeman Science Building site is subject to FSR of 2:1.	Based on a site area of 11,519sqm and the varying FSR controls for the site, the maximum available GFA available on the site is 17,729sqm. The building envelopes proposed on the site can indicatively accommodate 17,235.4sqm of GFA, complying with the maximum FSR controls for the site. It is recognised that the allotments contained within the site area are to be consolidated prior to the determination of the SSD DA to comply with the calculation of FSR and site area as detailed under clause 4.5 of the SLEP.	YES
Clause 5.10	The site is identified as local heritage item (I301) "SCEGGS including	The proposal includes demolition works to buildings within the school site (heritage item),	Partially. Refer to **Appendix H, Appendix I, Section**

Consideration	Control	Proposal	Compliance
Heritage Conservation	Barham, Church Building and Wilkinson House and their interiors and grounds". The site is also within the Darlinghurst heritage conservation area (C13)	including buildings specifically identified within the heritage listing (Wilkinson House). Alternative redevelopment options were considered for the complete demolition of Wilkinson House, however following this investigation the applicant has concluded that the construction of a new building in its place is the most appropriate outcome as documented within this EIS. Works are also proposed to the specifically nominated Barham House building, which will be the subject of heritage conservation works as part of the concept plan, to restore and enhance the original fabric of the building. The proposed building envelopes included in the concept plan must further respond to design guidelines and parameters contained within the design report at **Appendix C**, to ensure the future built form responds to the prevailing character of the local heritage conservation area.	**5** and **Section 8.1.5** of this EIS
Clause 6.21 Design Excellence Provisions	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.	The proposed works have a capital investment value of less than $50 million, and pursuant to clause 35(8) of the Education SEPP, a competitive design process for the site is not required. The proposal has however been considered against the matters outlined under clause 6.21(4) of the SLEP to demonstrate design excellence within **Appendix C**.	Yes
Clause 7.9 Car Parking	The maximum number of car parking spaces for education facilities is 1 space for every 200sqm of GFA used for those purposes.	Based on a gross floor area of 17,235.4sqm proposed within the building envelopes across the site, the site would be eligible for 86 car parking spaces. The School currently provides 112 off-street parking spaces. The proposed concept plan seeks to reduce the total off-street car parking spaces to approximately 105 spaces through the removal of the alternate car park off Forbes Street. The proposal includes an addition eight off-street car parking spaces and provided additional drop-off/pick up locations to alleviate community concerns.	No

Consideration	Control	Proposal	Compliance
Clause 7.14 Acid Sulfate Soils	The site is classified as having a low probability (6-7%) of Acid Sulfate Soils occurring.	Refer to **Section 7.4** of this report and **Appendix R**.	Yes
Clause 7.15 Flood Planning	The flood planning level that applies to any flood affected lot is the level of a 1:100 ARI flood event plus 0.5m freeboard	There is a minor amount of flooding on Forbes Street, including less than 100mm ponding in front of Wilkinson House at the 1 in 100year ARI flood event. This minor flooding is contained in the kerb and gutter system. The design of Wilkinson House complies with this flood planning level. The driveway on Bourke Street will be designed to have a crest above the flood planning level. The 1 in 100year ARI flood level shows water depths up to 1m at the northern end of Thomson Street. This flood water is likely to flow through the existing junior school site to Bourke Street.	Yes
Clause 7.20 Development requiring or authorising preparation of a DCP	A site specific DCP or Concept Plan application is required for a site exceeding 5,000sqm in area	The SSD DA comprises a concept DA for the total main school campus and stratifies this requirement.	Yes

7.8. SECTION 94 CONTRIBUTIONS

The site is covered by the City of Sydney's Development Contributions Plan, which authorises the Council to collect contributions of money, land or both from developers to provide for local infrastructure needed by the relevant development. The plan was prepared in reference to Section 7.11 of the EP&A Act.

Pursuant to the plan, the following development requires a contribution:

- Development that results in a net population increase; and
- Development that is not excluded in accordance with the Clause 1.3 of the Development Contributions Plan.

The proposed Concept and Detailed DA does not include an increase in the population of staff or students and while an independent school is not included in the list of exempted developments, the proposal includes only rebuilt facilities and includes upgrades that will benefit the recreation and learning needs of students. Further, the proposal may result in benefits to the local community through sharing of new facilities such as the potential swimming pool. As such, it is reasonable that the proposed development be exempted from providing development contributions as part of the Concept and Detailed SSD DA.

7.9. SYDNEY DEVELOPMENT CONTROL PLAN 2012

Sydney Development Control Plan 2012 (**SDCP**) provides detailed controls for specific developments types and locations. Most controls in the SDCP relate to character, streetscape and public domain works. However, under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, the application of local development control plans is excluded when assessing DAs for SSD projects. Notwithstanding this, the proposal has been assessed against the key relevant controls of the SDCP in the table below.

Table 6 – Sydney DCP 2012 Compliance Table

Reference	Provision	Proposal	Compliance
Section 2 – Locality Statement			
2.4.9 East Sydney	Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.	The proposed building envelopes have been designed to respond to and respect the existing fine grain two-three storey terrace character of Bourke Street, enhance the presentation of the School at the main pedestrian entrance on Forbes Street, and propose a new building on the corner of Forbes and St Peters Streets that reflects the scale of the existing Wilkinson House. Further, the materiality of the proposed detailed design of the new Wilkinson House building reflects the masonry character of the locality including face brick and sandstone.	Yes
	Maintain the building heights of SCEGGS Darlinghurst to allow local views from adjacent houses along Thomson Street.	The proposed building envelopes on the site, and detailed design of the new Wilkinson House relate to the existing maximum height of buildings across the site. Notably within the concept plan, the highest building on the site will remain the Chapel Building, with all other buildings positioned to be subservient to this prominent and important building form.	See **Section 8.1.1** of this EIS for further assessment of view impacts.
Section 3 – General Provisions			
3.2.1.1 Sunlight to publicly accessible spaces	Shadow diagrams are to be submitted indicate the existing condition and proposed shadows at 9am, 12 noon and 2pm on 14 April and 21 June.	Shadow Diagrams have been prepared by TKD Refer to **Appendix C**.	See **Section 8.1.1** of this EIS for further assessment.
3.2.1.2 Public views	Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments	The proposed buildings do not impede views from public places. Potential view impacts on private properties are	Yes

Reference	Provision	Proposal	Compliance
	including public statues, sculptures and art.	considered at **Appendix Z** and **Section 8.1.1** of this EIS.	
3.2.2 Addressing the street and public domain	Buildings are to be designed to maximise the number of entries and visible internal uses at ground level.	The proposed building envelopes within the concept plan seek to enhance existing site entrances at Forbes and Bourke Streets. Building entrances from the street are not proposed for the new Wilkinson House due to security requirements of the School.	No. Refer to **Section 8.2.1** of this EIS.
3.2.7 Reflectivity	Light reflectivity from building materials used on facades must not exceed 20%.	The proposed façade of the new Wilkinson House building has been designed to include materials and finishes which cause minimal reflectivity. Future building design of the remaining buildings in the concept plan will need to low reflective materials.	Yes
3.3.1 Competitive Design Process	Development in which a development control plan is required to be prepared under Clause 7.20 of the SLEP must be subject to a competitive design process.	Pursuant to Clause 35 (8) of the Education SEPP, the prerequisite does not apply.	N/A
3.5.2 Urban Vegetation	Development applications are to include a Landscape Plan, except where they are for single dwellings, terraces and dual occupancies. Locally indigenous species are to be used where possible and in accordance with the City's Landscape Code.	A Landscape Plan is attached at **Appendix E**. The plan proposes to plant various native Australian plants, trees and vegetation species throughout the site in accordance with the City of Sydney's Landscape Code.	Yes
3.6 ESD	Development is to be designed and constructed to reduce the need for active heating and cooling. Apply principles and processes that contribute to ESD. Generally, water used for irrigation of public and private open space is to be drawn from reclaimed water or harvested rainwater sources.	An ESD Report is attached at **Appendix O**. The report confirms that the proposal will meet the City of Sydney and NSW Government's requirements for sustainability including an equivalent 4 Star Green Star Rating.	Yes
3.7 Water and Flood Management	Apply sustainable water use practises. Assist in the management of stormwater to minimise flooding and reduce the effects of	The proposal has been suitably designed to manage stormwater discharge and prevent adverse flood impacts.	Yes

Reference	Provision	Proposal	Compliance
	stormwater pollution on receiving waterways. Ensure that development manages and mitigates flood risk	See **Section 8.1.7** of EIS for further discussion.	
3.9.1 Heritage Impact Assessment	Where the development application proposes the full or substantial demolition of a heritage item, the Heritage Impact Statement is to: • demonstrate why the building is not capable of retention or re-use • include a statement from a quantity surveyor comparing the cost of demolition to the cost of retention if the demolition is recommended primarily on economic grounds	A Heritage Impact Assessment has been prepared by a qualified heritage consultant. See **Appendix I** for the report. An Options Study has been prepared to support the demolition and redevelopment of Wilkinson House, notwithstanding it being nominated within the local heritage listing of the site. Refer to **Appendix H** and **Section 5** and **Section 8.1.5** of this EIS.	Yes
3.11.1 Managing Transport Demand	A Transport Impact Study is required to address the potential impact of the development on surrounding movement systems	Traffic Impact Assessment has been prepared. Refer to **Appendix K**. See **Section 8.1.3** of this EIS for discussion.	Yes
3.11.3 Bike Parking and Associated Facilities	Provide 1 space per 10 staff and 1 space per 10 students on-site.	The proposal does not propose to increase staff or student population. Provision of additional bicycle parking on the site may be considered as part of subsequent detailed DAs.	Yes
3.12 Accessible Design	All development must comply with: All Australian Standards relevant to accessibility, the Building Code of Australia access requirements, and *Disability Discrimination Act 1992*.	The proposal has been inclusively designed in accordance with the relevant Standards. Refer to the Accessibility Assessment at **Appendix W** and BCA Assessment Report at **Appendix V**.	Yes
3.13.1 CPTED	The proposed development must be designed in accordance with the NSW Department of Planning and Environment's CPTED principles.	The proposal has been appropriately designed in accordance with the principles. Refer to **Section 8.2.1**. of EIS for the assessment.	Yes
3.14 Waste Management	A Waste and Recycling Management Plan is to be submitted with the Development Application and will be used to assess and monitor the management of waste and recycling during construction and operational phases of the proposed development.	An Operational Waste Management Plan has been prepared. Refer to **Appendix T**.	Yes

8. IMPACT ASSESSMENT

8.1. IMPACTS ON THE NATURAL AND BUILT ENVIRONMENT

8.1.1. Built Form and Urban Design

The proposed Concept Plan has been designed to respond to several key urban design principles and functional requirements:

- Maintain and enhance the key pedestrian spine running north south through the campus. This is achieved through providing equitable pedestrian access from the junior school to the St Peters Street Precinct, and reduced ground level changes.
- Create a revitalised main entry and create a visual link between the entry and the heart of the School. This is achieved through removing the ad hoc building additions to the Chapel and Barham Building and proposing a Concept Landscape Plan for the site that highlights the main school campus entrance.
- Restore the key heritage features of the campus – Barham and the Chapel Building. This is achieved through siting proposed new buildings at a height no higher than the existing Chapel Building. The Concept Plan also proposed conservation works to Barham House to specifically celebrate the heritage significance of the building.
- Create a centralised administration zone for the school campus that can welcome guests, students and staff and the primary SCEGGS Darlinghurst building entrance. A strong character of the administration buildings enhances the legibility of the School and enhances the presentation of the School to the public domain and school community.
- Locate facilities shared by the junior and senior schools in a central location. This is achieved through the provision of a multi-purpose building in a central location on the site between the main junior school buildings and the Old Girls Building. The proposed multi-purpose building also provides direct access between the terrace recreational area of the junior school and the central lawn of the main campus.
- Relate to the two-storey terrace house scale and alignment on Bourke Street and then setback above this level to minimise views over neighbours and overshadowing. This is achieved through the proposed building envelope and the design guidelines and development parameters for the future design of the multi-purpose building which will be the subject of a subsequent detailed DA.

Further detailed aspects of the built form of the proposed building envelopes and new Wilkinson House building are outlined within the following sections.

Streetscape Presentation and Character

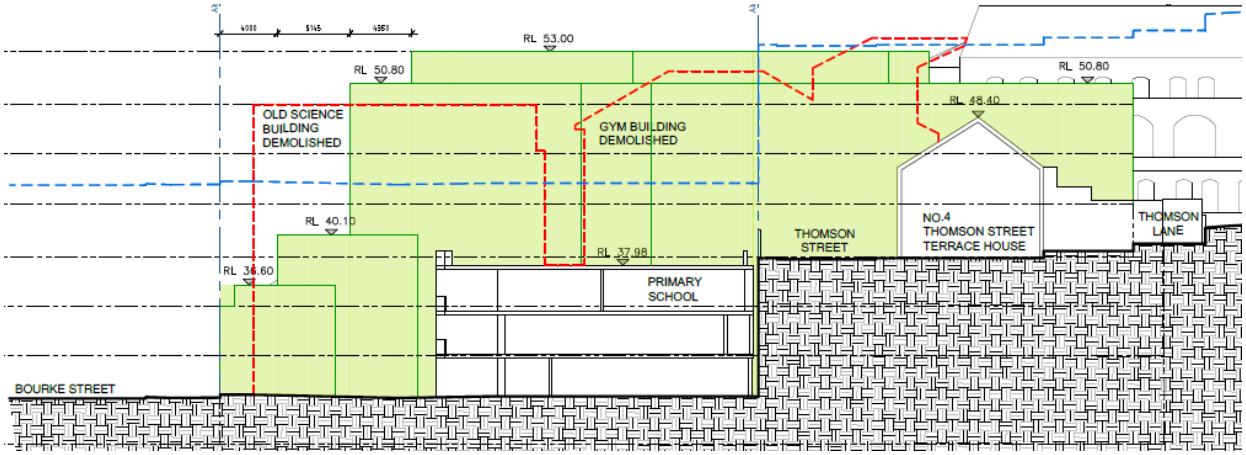
The proposal seeks to improve the streetscape presentation of the School to Forbes Street including the consolidation of administration functions at the main school campus entrance and street address. While the detailed design of the proposed new administration building will be the subject of a separate detailed DA, the detailed design of the building must respond to the following design guidelines and development parameters:

- *Restore Barham to its original external form, including opening up of enclosed verandahs.*
- *Articulate the new building façade so that it complements and responds to the surrounding development and urban context.*
- *Develop a new building language that conveys and expresses a contemporary and welcoming entry to the school.*
- *Develop a new building façade that responds to its environmental conditions, maximises natural light and ventilation, and minimises its energy consumption.*
- *Utilise quality materials and finishes that complement the school and surrounding context.*

The existing streetscape character and fine grain building typology and façade design is proposed to be retained for Bourke Street. The building envelope is proposed to align with Bourke Street as is consistent with the prevailing streetscape character, rather than retain a 30 degrees setback from Bourke Street of the

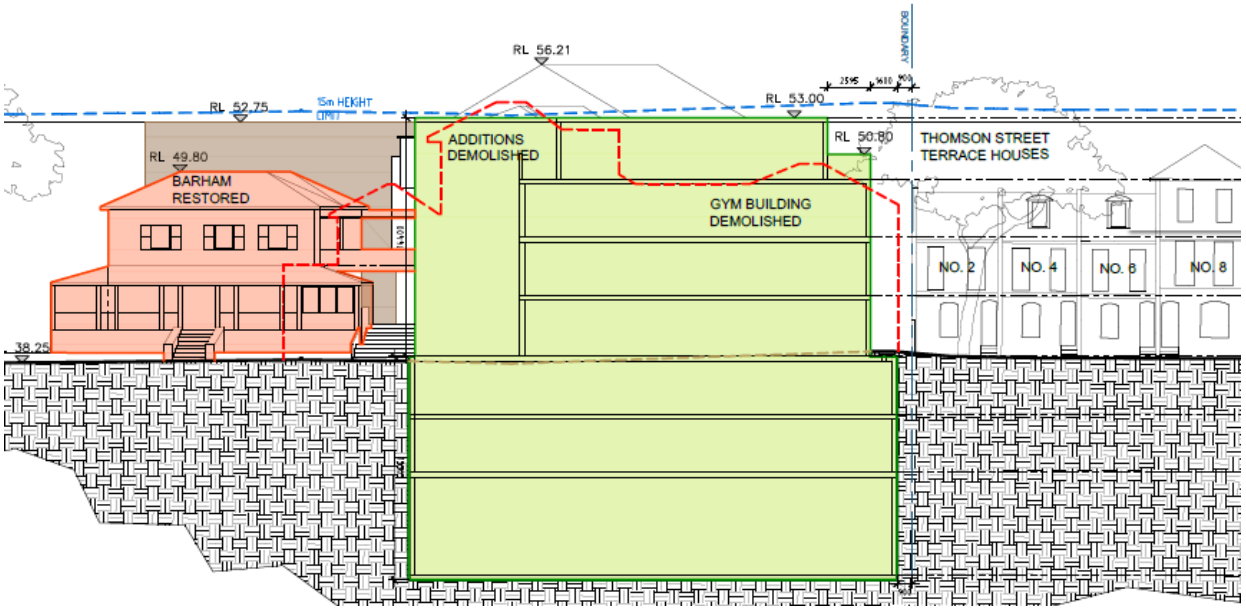
existing Library and Old Science Building. The proposed building envelope for the multi-purpose building is however terraced to the heights of the terraces on Bourke Street as illustrated within the figure below.

Figure 6 –Proposed building envelopes of multi-purpose building tapering down Bourke Street



The proposed envelope of the multi-purpose building is presented as three and four storey building from Thompson Lane, which provides and appropriate interface to adjacent two to three storey terrace houses. This interface is illustrated in the following proposed building envelope section. Further, it is proposed that the fourth storey of the multi-purpose building adjacent to Thomson Lane is further setback to provide greater separation to the existing terrace houses. The maximum roof form of the eastern most portion of the multi-storey building immediately adjacent to 2 Thomson Street is generally consistent with the maximum three storey scale of the adjacent terraces along Thomson Street.

Figure 7 – Proposed building envelopes of multi-purpose building adjacent to Thomson Street terrace houses.



The proposed building envelope for the new Wilkinson House building has been designed to be consistent with the existing building scale of the existing Wilkinson House. The proposed materiality and refined building design of the new Wilkinson House building has been proposed to respond to the following design guidelines:

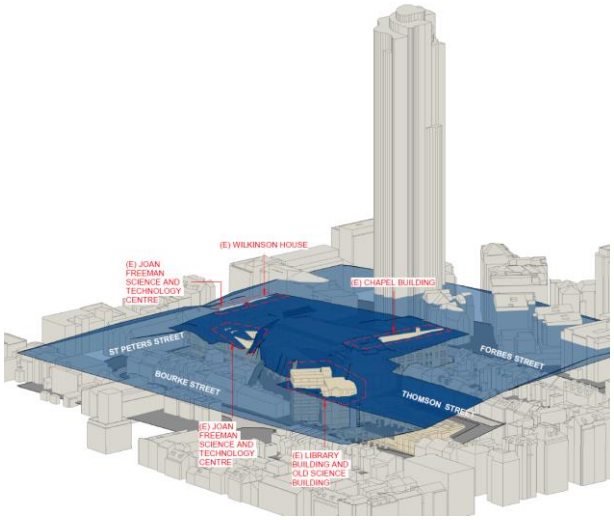
- *Articulate the new building façade so that it complements and responds to the surrounding development and urban context.*
- *Develop a new building language that conveys and expresses its contemporary learning use.*
- *Develop a new building façade that responds to its environmental conditions, maximises natural light and ventilation, and minimises its energy consumption.*
- *Utilise quality materials and finishes that complement the school and surrounding context.*

Proposed Building Heights

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 SLEP 2012 development standards including building height as described below.

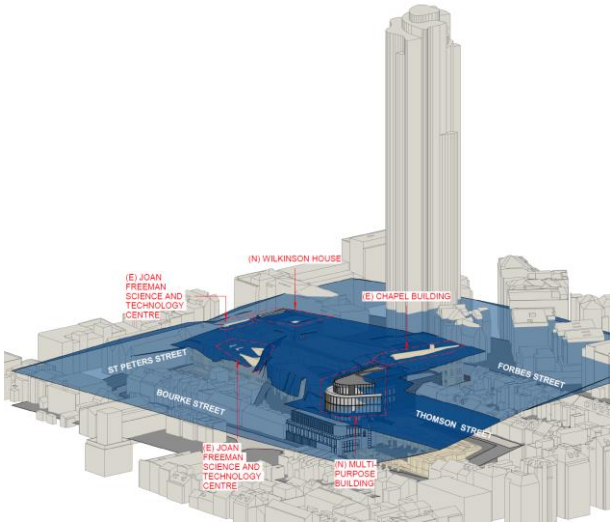
- Space within inner-city school sites are extremely limited and as such the provision of multi-storey buildings are necessary. To achieve the floor space requirements necessary for the school's future operations and to achieve the maximum GFA available for the site it has been necessary to exceed the maximum height of building development standard.
- The existing buildings in the location of the new Concept Plan buildings do not comply due to the slope of the site. As demonstrated within the 3D height plane diagrams at the following figure, the proposed building that project above the 15m height plane are generally in the same location as the existing buildings that project above the existing height control.

Figure 8 – Existing and proposed building envelopes across the site compared to the 15m height control



Picture 5 – Existing building envelopes

Source: Tanner Kibble Denton Architects



Picture 6 – Proposed building envelopes

Source: Tanner Kibble Denton Architects

- As illustrated in the above image the proposed building envelopes are not proposed to exceed the maximum height of the original 1901 Chapel Building on the site.
- Notwithstanding the above, we note that building envelopes are designed to be generally larger than detailed building form to accommodate building articulation and detailed planning. As such the resultant built form of the administration building and multi-purpose building will be refined to suit the future needs of the School within a future subsequent detailed DA.
- The site can accommodate the proposed heights without having significant unreasonable impacts on the surrounding properties. The proposed buildings have been designed to limit overshadowing of adjacent properties and view impacts are reasonable in the circumstances of this particular site (Refer **Section 8.1.2** of this EIS). Where impacts to properties to the south are unavoidable from a reasonable built form due to site orientation and existing setbacks we note these impacts are largely resulting from a compliant building height in that location.

Proposed Gross Floor Area

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.

Following the consolidation of all lots comprising the site, the potential GFA proposed within the Concept Plan building envelopes will comply with the relevant FSR controls for the site. As such, the proposed

intensity of development including proposed building areas are consistent with the scale of development anticipated to occur on the site under the local environmental plan.

In the circumstances of this development, there is no real relationship between density and traffic generation. That is, the additional FSR does not generate high levels of traffic as existing student and staff populations will not change. As such, the proposed additional gross floor area proposed should not result in a greater 'intensity' of development on the site.

Proposed new driveway on Bourke Street

The proposed Concept Plan includes an indicative location of a new driveway on Bourke Street. While the Concept Plan and Stage 1 Detailed Design does not include the specific design of a new drop-off/pick-up and car park located on Bourke Street, the potential future design of this driveway and building entrance has been developed to respond to the following principles:

- Minimise the width of the driveway to a maximum two vehicular lane widths only;
- Locate the proposed driveway to minimise impact to on-street landscaping including mature street trees;
- Wrap the Bourke Street façade building materials into the building entrance; and
- Ensure a fine grain building articulation is presented to Bourke Street that relates to the prevailing streetscape character.

8.1.2. Environmental Amenity

The potential environmental amenity impacts resulting from the proposed Concept Plan and Stage 1 detailed design are considered to be overshadowing, view impacts, visual privacy, and wind impacts. Each of these amenity impacts are considered in the following sections.

Solar Access and Overshadowing

Substantial analysis on the potential overshadowing impacts resulting from the Concept Plan and the proposed Stage 1 detailed design of the new Wilkinson House have been prepared by Tanner Kibble Denton Architects at **Appendix C**. The proposed building envelopes are anticipated to result in the following shadow impacts:

- The proposed new Wilkinson House building is not anticipated to have any adverse shadow impacts compared to the existing built form.
- The proposed new administration building is not anticipated to have any adverse shadow impacts compared to the existing built form.
- Notwithstanding actions undertaken to minimise shadow impacts to properties to the south, additional shadows will occur as a result of the proposed new multi-purpose building. These impacts are described below:
  - The proposed building envelopes do not result in additional overshadowing to private open space of dwellings on Thomson and Forbes Street from 9:00am to 3:00pm in mid-winter with the minor exception of small slithers at the rear fence line of 4 Thomson Street between 11:00am and 1:30pm.
  - Given the minor area of additional impact, and limited usability of the area at the fence and rear corner of the private open space this additional impact is considered acceptable. Further as demonstrated within the 3D height plans included at **Appendix C**, this additional impact is a result of a building massing that is compliant with the relevant 15m height control as applied to the existing ground level of the site at this point.
  - The western elevation of the Thomson Street residences have been modelled within the shadow diagrams at **Appendix C**. These elevations illustrate that as a result of the proposed building envelopes at mid-winter no additional overshadowing is cast on windows of 2 Thomson Street.
  - The elevations illustrate that additional overshadowing is cast on more than 50% of the first-floor windows on the western façade of 4 Thomson Street from 1:00pm and 3:00pm in mid-winter. No additional overshadowing will result from the proposed building envelope prior to 3:00pm on the third storey window.

- The elevations illustrate that additional overshadowing is cast on more than 50% of one ground floor window on the western façade of 6 Thomson Street from 1:00pm and 3:00pm in mid-winter, and more than 50% of first storey windows on the western façade only at 3:00pm. Sunlight to first floor windows on the western façade are however retained between 12:30pm and 2:30pm in mid-winter, and no additional overshadowing will result from the proposed building envelope on the third storey window within the time period tested.

- The proposed multi-purpose building has been designed to minimise overshadowing impacts to residential properties to the south of the site. This has been undertaken by:
  - Setting back the building form a minimum 2.6m from the southern site boundary;
  - Reducing the built form at the eastern portion of the building envelope to reflect a three storey built form;
  - Multiple proposed levels within the multi-purpose building are positioned below the natural ground level to minimise impacts above ground;
  - Reducing the maximum height of the eastern portion of the building to align with the existing maximum height of the building at 2 Thomson Street, with any proposed upper levels further setback to the north;
  - Maintaining the maximum height of the multi-purpose building less than the maximum height of the Chapel Building; and
  - Inclusion of design guidelines and development parameters to guide the future design of the multi-purpose building that include:
    - *Relate to the 2-storey terrace house scale and alignment on Bourke Street and then setback above this level to minimise views over neighbours and overshadowing.*
    - *Setback the building to neighbours on Thomson Street to minimise overshadowing and create a landscape buffer.*

- As part of the subsequent DA for the detailed design of the multi-purpose building, any opportunities to minimise the maximum potential overshadowing impacts are therefore to be considered.

Potential View Impacts

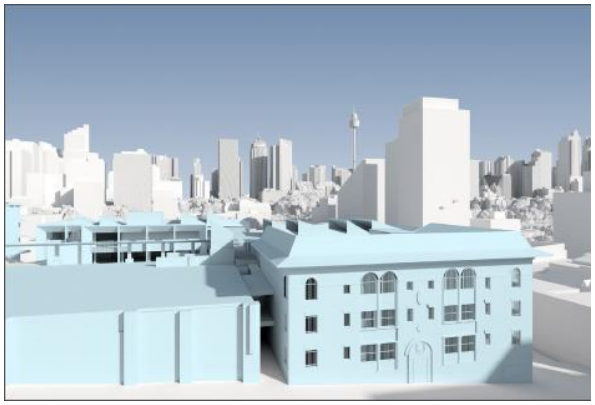
The proposed building envelopes contained within the Concept Plan, and the proposed Stage 1 detailed design of the new Wilkinson House has been developed with consideration on potential view impacts to the Sydney skyline, Sydney harbour glimpses, and local character views from the public domain and private residential dwellings.

Massing images of the proposed Concept Plan and Stage 1 detailed design have been prepared by Virtual Ideas and are located at **Appendix Z.** The following section provides an assessment of the potential view impacts identified to surrounding properties. The massing images and analysis of view impacts has been determined on a selection of the most likely impacted existing dwellings and are indicative of the visual and view impacts resulting from the proposed Concept Plan and Stage 1 building.

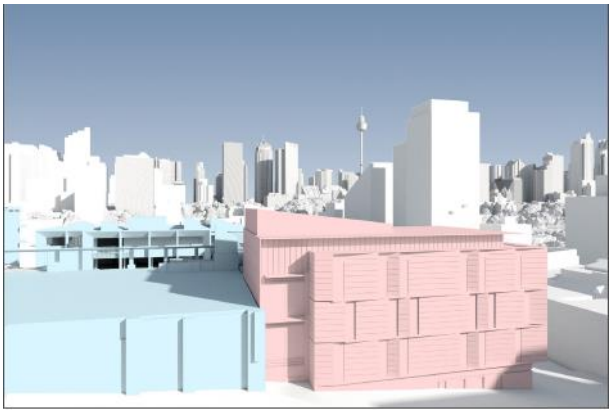
Horizon Apartments

- The proposed new Wilkinson House building relates closely to the existing building envelope of Wilkinson House on the corner of Forbes and St Peters Street. The proposed new building however does include additional massing at the upper level for the enclosure of plant equipment and the accommodation of additional floor to ceiling height to meet contemporary learning standards. The image below provides a comparison of the existing and proposed building massing of Wilkinson House as viewed from RL 48.5m of the Horizon Apartments.

Figure 9 – Comparison of proposed massing of Wilkinson House (Source: Virtual Ideas)



Picture 7 – Massing of existing Wilkinson House



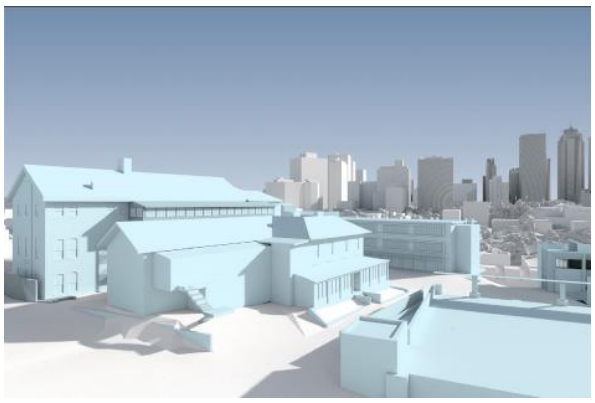
Picture 8 – Proposed new Wilkinson House Building

- Further, as demonstrated in the images at Appendix Z, views from Horizon Apartments towards the south Sydney CBD will not be likely impacted by the proposal as the maximum height of the proposed new Concept Plan built form is lower than the existing Chapel Building and generally consistent with the existing Old Gym building.
- As demonstrated above, the proposal will not have a significant impact on views from Horizon Apartments towards the Sydney CBD with iconic Sydney city skyline views maintained.

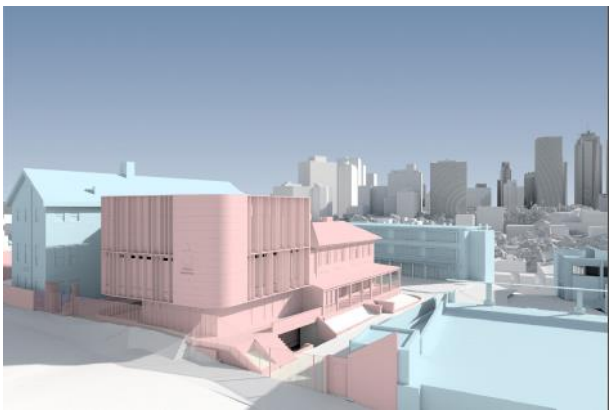
186-188 Forbes Street, Darlinghurst

- Views towards the Sydney CBD skyline to the north west and south west of residential apartment buildings on Forbes Street are illustrated at **Appendix Z**. As the proposed massing of the new Wilkinson House building exceeds the existing building at the southern façade, significant adverse impacts on north western views from 186-188 Forbes Street are not anticipated.
- Further, south western views from 186-188 Forbes Street towards the Sydney skyline are not significantly impacted by the proposed building massing within the Concept Plan, as clearly illustrated within the following figure.

Figure 10 – Comparison of proposed massing of the new administration building, conserved Barham House, and new multi-purpose building (Source: Virtual Ideas)



Picture 9 – Massing of existing administration building and Barham House



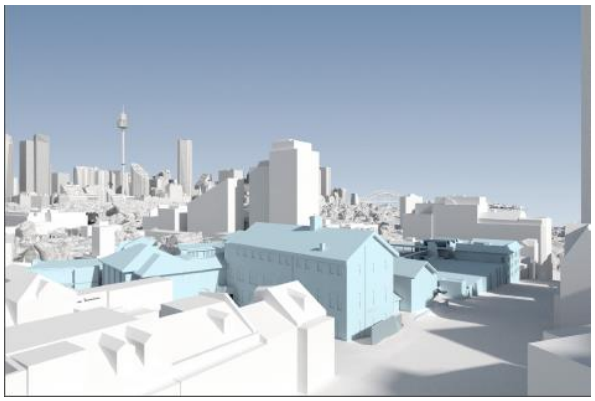
Picture 10 – Proposed massing for new administration building, restored Barham House and new multi-purpose building

- As such, the proposal will not have a significant impact on the views from 186 and 188 Forbes Street.

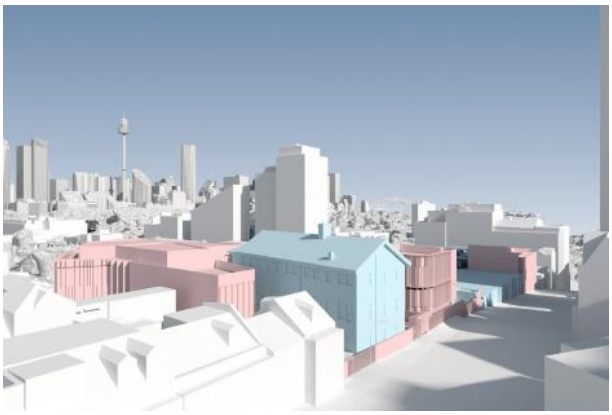
200 and 262 Forbes Street, Darlinghurst

- Properties between 200 and 262 Forbes Street currently benefit from north western views towards the Sydney CBD including the centre-point tower and towards the Sydney harbour and portions of the Sydney Harbour Bridge. These views towards iconic elements and the broader Sydney city skyline are retained notwithstanding the proposed building massing within the Concept Plan as illustrated within the following image.

Figure 11 – Comparison of proposed massing of the Concept Plan and the existing school site from 200 Forbes Street (Source: Virtual Ideas)



Picture 11 – Massing of existing administration building and Barham House



Picture 12 – Proposed massing for Concept Plan

- As a result of the proposed floor plate of the new multi-purpose building, dwellings at 200 Forbes Street will have a reduced view towards the surrounding locality west of Bourke Street, however given the retention of significant view of the Sydney city skyline including iconic elements such as the Sydney Harbour Bridge and Sydney centre-point tower, this impact is considered reasonable.

237-253 Forbes Street, Darlinghurst

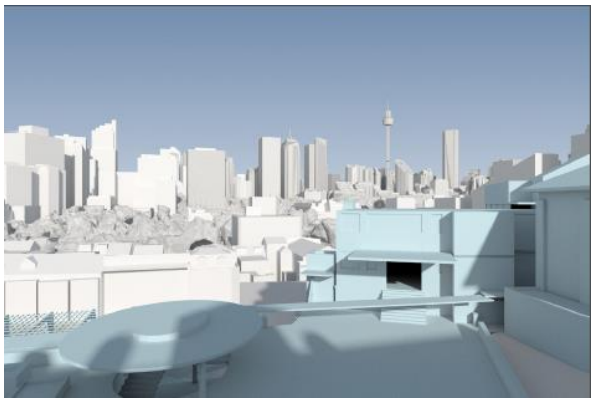
- Through community consultation undertaken in preparation of this EIS, we were made aware of potential views available from dwellings located on the western side of Forbes Street south of the site not only towards the Sydney city skyline but also catching glimpses of the Sydney Harbour Bridge.
- Analysis of the views available from 237 Forbes Street indicate that at the upper most level window glimpses of the Sydney Harbour Bridge may be seen through existing buildings on the site. As a result of the multi-purpose building this potential glimpse will no longer be available. While this is a significant impact to a view of an iconic element, this is considered reasonable as:
  - Where the multi-purpose building blocks glimpses to the Sydney Harbour Bridge the building generally consistent with the 15m height control across the site as illustrated within the plans at **Appendix C**.
  - An expectation to retain glimpses of an iconic element between existing buildings on the same site is unlikely to be met compared to panoramic views.
  - The potential glimpses of the iconic element are from a third storey secondary window, and not from a principle living space.
  - The dwelling retains views towards the Sydney skyline including other iconic elements including the Sydney centre-point tower.
  - The view impact is resultant from a maximum building envelope. As part of the subsequent DA for the detailed design of the multi-purpose building, any opportunities to minimise view impacts though detailed design are to be considered.
- Analysis of the views available from 253 Forbes Street indicate that at the upper level rear dormer window and windows at Level 1 are likely to provide opportunities for glimpses of the Sydney Harbour Bridge may similarly be available to the north west. As a result of the proposed building envelope of the new multi-purpose building part of this view will be no longer available. While this an impact to a partial view of an iconic element, this is considered reasonable as:
  - Where the multi-purpose building blocks glimpses to the Sydney Harbour Bridge the building is generally consistent with the 15m height control across the site.
  - An expectation to retain glimpses of an iconic element between existing buildings on the same site is unlikely to be met compared to panoramic views.

- The most significant glimpses of the iconic element are from an upper level secondary dormer window, and not from a principle living space. At level 1 of the premises, very slight glimpses are anticipated to be available only.
- The dwelling retains views towards the Sydney skyline including other iconic elements including the Sydney centre-point tower.
- The view impact is resultant from a maximum building envelope. As part of the subsequent DA for the detailed design of the multi-purpose building, any opportunities to minimise view impacts through detailed design are to be considered.

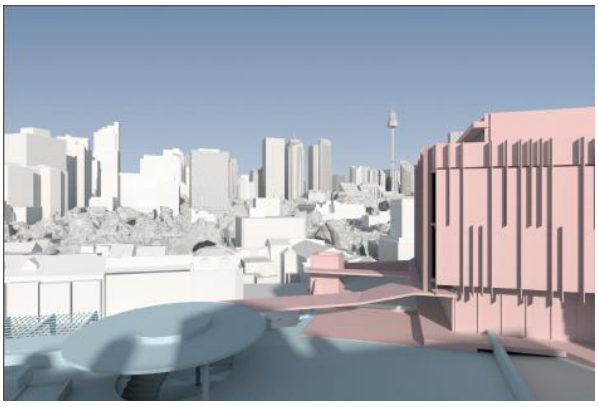
Thomson Street Residences

- As demonstrated within **Appendix C**, the irregular building composition of the multi-purpose building has been in part designed to retain the existing view cone from the Thomson Street terraces towards the Sydney city skyline.
- As a result of the additional southern setback of the western portion of the building, it is anticipated that the future design of the multi-purpose building will result in additional view opportunities towards the Sydney city skyline from the Thomson Street residents south of 8 Thomson Street.
- Between 2 and 8 Thomson Street views towards the south west of the Sydney CBD will not be further interrupted by the proposed multi-purpose building. At 8 Thomson Street, as illustrated within the image below, views towards the iconic centre point tower are retained notwithstanding the proposed building envelope of the multi-purpose building.

Figure 12 – Comparison of proposed massing of the proposed multi-purpose building from 8 Thomson Street (Source: Virtual Ideas)



Picture 13 – Massing of existing Library Building



Picture 14 – Proposed massing for multi-purpose building

As such, the potential view impacts associated with the proposed Concept Plan and the proposed Stage 1 detailed design of the new Wilkinson House have varying degrees of impact, from nil and negligible to noted impacts to minor glimpses of an iconic element. In summary the proposed Concept Plan and building envelopes have been designed to protect significant views to the Sydney skyline and iconic elements. Any significant or adverse impacts are balanced with alternative views towards other iconic elements and the reasonableness of the proposed building envelopes.

Visual Privacy

The proposal has been appropriately designed to prevent adverse privacy impacts on surrounding residents, and students and staff as:

- The School will continue to generally operate during standard school hours, when most residents are at work. This will ensure privacy is maintained during the early morning, evenings and at night;
- Should additional operating hours be proposed for an indoor swimming pool or childcare centre within the multi-purpose building, the proposed access management and detailed building design with consideration of ensuring visual privacy to surrounding residential dwellings are maintained;
- Landscaping is proposed along the southern boundary for screening;

- Design guidelines and development parameters proposed for the future design of the multi-purpose building as outlined by Tanner Kibble Denton Architects at **Appendix C** prioritise the protection of visual privacy to adjacent residential dwellings on Thomson Street as follows:
  - *Provide screens or setbacks to the podium edge to ensure no overlooking of the private living and outdoor spaces of the adjacent Bourke Street residents*
  - *Provide screens or setbacks to the building façade to ensure no overlooking of the private living and outdoor spaces of the adjacent Thomson Street residents*
  - *Provide some windows looking onto Thomson Street for natural surveillance and security whilst respecting the privacy of residents*
- The eastern façade of the proposed new Wilkinson House development has been designed to comprise sandstone panelling to protect the visual privacy of students and neighbours.

Accordingly, the proposal is appropriate in terms of visual privacy and no additional mitigation measures are required.

Wind impacts

The proposed development across all stages of the Concept Plan and the proposed Stage 1 detailed works proposes only to redevelop building form of a similar scale and footprint to the existing built form of the site. The proposed Concept Plan does not include the provision of any clusters of towers or 'tall buildings' as defined by Section 4.2.5.1 of the SDCP development, usually associated with adverse wind impacts for pedestrians.

As such, the proposed future design of the buildings within the Concept Plan are unlikely to generate any significant wind impacts. The proposed detailed design of the new Wilkinson House notably is approximately 15m in height and generally follows the existing building massing of the existing Wilkinson House. As such, the detailed design of the proposed Stage 1 works are also unlikely to generate any significant wind impacts to the site, or surrounding development.

8.1.3. Heritage

Built Form European Heritage

SCEGGS Darlinghurst 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 within the Concept Plan and the Stage 1 works will have on the heritage significance of both the overall heritage item and the heritage conservation area.

The works proposed within the Concept Plan 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. Furthermore, the Stage 1 detailed works proposed include the demolition of the existing Wilkinson House (1926) building on the site, which is one of a series of buildings specifically identified within the heritage listing of the site.

A Heritage Impact Assessment by the heritage specialists at TKD Architects is included at **Appendix I** which documents the likely heritage impacts resulting from the proposed works. These impacts are described below.

- The existing Wilkinson House, formerly Gwydir Flats, is assessed as having moderate heritage significance as an identified building within the heritage listing of the site and is a contributory item within the Heritage Conservation Area. The building's primary original form is intact, however internally, the building retains little of its original layout, having been modified to serve as classrooms in 2001.
- The demolition of Wilkinson House will however have an inherent negative heritage impact, for the loss of a contributory heritage item to the Conservation Area, and loss of an early Sodersten building.
- The options study provided at **Appendix H** however concludes that due to the constrained nature of the site and building, that a complete demolition of the building is the most viable option for the continued development of the School's facilities to contemporary learning spaces.
- The demolition of the Old Science and Library buildings are considered to not result in any adverse heritage impacts as the buildings have little heritage significance.

- The demolition of the Old Gym building, whilst a loss of a historic building on the site, its demolition is justified by the greater amenity and benefits provide to staff and students of the School through the provision of new facilities and spaces which better serve the current and future needs of the school community. Further, the 1999 Heritage assessment of the former 2020 Masterplan permitted the demolition of buildings of moderate significance and as such this is considered appropriate as part of the proposed Concept Plan application.
- The negative heritage impacts resulting from the demolition of Wilkinson House is to be balanced by opportunities to further enhance the heritage character of the conservation area and to celebrate the heritage significance of the site.
- The Barham House has been assessed as having exceptional heritage significance on the site. Since its completion, the building has been the subject of multiple additions that comprise moderate and little heritage significance, and intrusive additions.
- The demolition of the later additions to Barham House provides the opportunity to conserve and reconstruct the building to its original 1833 form. This is considered a positive heritage impact as a result of the proposed Concept Plan. The proposed conservation works will provide a better heritage outcome for the presentation of the School to Forbes Street and as a feature of the broader heritage conservation area.
- As a result of removing the ad hoc additions to Barham House and the demolition of the Old Gym building, it is envisaged the western section of the Chapel building west of the main stairs is required to be demolished. The Heritage Impact Statement concludes that the demolition of these spaces will have a minor heritage impact which is mitigated by the greater benefits which are provided to the School through the reconfiguration of this area as part of the proposed new multi-purpose building.
- The proposed detailed design and building envelope of Wilkinson House will have potential impacts to the heritage significance of the heritage conservation area and the heritage significance of the site. These impacts are proposed to be mitigated through:
  - Zero street setbacks, consistent with the original Wilkinson House form, and the historic street alignment on the site and within the conservation area.
  - Comparable building scale to the original Wilkinson House and surrounding contemporary buildings on the site including the Joan Freeman Building.
  - The maximum proposed building height of the new Wilkinson House ensure that the prevalence of the State Heritage listed St Peter's Church s retained within the conversation area and the broader school site.
  - Materials and finishes selected for the new Wilkinson House are complementary of traditional building materials in the conversation area, including masonry elements such as brick and sandstone.
- The proposed building envelope for the new administration building is proposed to replace the existing eastern extensions of Barham House the proposed new building envelope has the following potential heritage impacts on the heritage conservation area and the heritage significance of the site.
  - The building has been designed to address Forbes Street, reflecting the existing lot configuration and building orientation within the street and Conservation Area.
  - The building mass does not extend beyond the width of Barham House, maintaining and enhancing visual connections to the building from Forbes Street.
  - The proposed new building mass is setback from the original built form of Barham House, connected only by a link which has a maximum height no greater than the eave line of Barham.
  - The proposed new building mass is no higher than the eave line of the adjacent Chapel Building.
  - The future detailed design of the building is to respond to the design guidelines and development parameters included within the design report at **Appendix C**.
- The proposed building envelope for the new multi-purpose building is proposed to replace three existing buildings on the site. The proposed building envelope functions as a central, shared building between

the junior and senior schools and provides a useful transition in heights from the central lawn of the school campus to Bourke Street and the junior school. The proposed building envelope has specifically been designed to include a large, flexible floor plate to anticipate the future needs of the School. The potential impacts on the heritage conservation area and heritage significance of the site resulting from the proposed building envelope are proposed to be mitigated through:

  - Proposing a maximum street frontage height of two storeys at Bourke Street to align with the existing street frontage character of Bourke Street and the broader heritage conservation area.
  - At Forbes Street and the south-eastern corner of the site, the proposed building envelope is setback and reduced in height to allow the 1901 Chapel Building to maintain prevalence within the Forbes Street streetscape and broader heritage conservation area.
  - The proposal does not impact the significant stair and significant heritage fabric of the Chapel Building.
  - The proposed maximum building height does not exceed the maximum eave line of the Chapel building and is proposed as a similar mass and scale to the existing Old Gym building on the site.
  - The proposed building massing retains and enhances views to the original Barham House from the west.
  - The future detailed design of the building is to respond to the design guidelines and development parameters included within the design report at **Appendix C**, including guidelines for the future architectural treatment of the building to Thomson Street.

- The demolition of part of the exposed quarry face (cliff face) that runs largely north-south through the site will have a minor impact on the historic fabric of the School, however this is proposed to be mitigated through the retention of the exposed sections of the quarry face behind the primary school and beneath the Old Girls building.

Overall the proposed Concept Plan and Stage 1 detailed works proposed have a mixture of heritage impacts to the heritage conservation area and the heritage significance of the site. Mitigation measures are proposed to balance the negative impacts associated with the demolition of Wilkinson House (1926) on the site. Further, Heritage Development Guidelines are included at **Appendix I** to guide future development on the site and ensure that the potential positive and neutral heritage impacts are considered and delivered through the future stages of the proposed development.

Archaeology

Given the proposed excavation and ground works proposed within Concept Plan and the Stage 1 detailed works, an Archaeological Assessment has been prepared by the Casey and Lowe and is included at **Appendix J.**

The Archaeological Assessment notes that the areas between the existing Barham and Chapel Buildings may contain remains associated with the original 1830s outbuildings and gardens located on the site. If identified these remains could have local heritage significance. As part of the future design of the new administration building and conservation works proposed to the original Barham House building Casey and Lowe recommend the following mitigation measures:

- No physical works should be undertaken on this affected portion of the site until detailed development consent is granted on this portion of the site.
- A qualified archaeologist should be appointed to manage the site's archaeology during excavation works at the affected portion of the site.
- Additional archaeological testing and recording may be required on the site of the new administration as part of the detailed DA for this stage of the Concept Plan. In accordance with standard conditions of consent, any artefacts recovered during excavation will need to be catalogued and recorded.

8.1.4. Traffic and Parking

Car Parking

A Transport and Accessibility Report has been prepared by Traffix and is attached at **Appendix K**. The Transport Report indicates that the main campus site comprises 112 off-street car parking spaces within

three on-site car parking locations. As a result of the proposed Concept Plan, the following changes to the existing car parking configuration are proposed:

- Removal of seven off-street carparking spaces access via Forbes Street;
- Retention of existing 105 off-street car parking spaces on the remainder of the main campus site;
- Retention of the existing leasing arrangements of additional car parking spaces and provision of 18 drop-off/pick-up on-street spaces; and
- Provision of a new car park accessed from Bourke Street that includes an indicative 15 car parking spaces and seven drop-off/pick-up off-street spaces.

The proposal marginally reduces traffic movements on Forbes Street as a result of the removal of seven off-street car parking spaces. As a result of the proposal it is anticipated that a net positive impact on parking impacts surrounding the site will be delivered through the centralisation of additional parking on Bourke Street and additional drop-off/pick-up spaces within the site boundaries.

The local roads surrounding the site include on-street parking spaces. A potential three existing drop-off//pick-up spaces on Bourke Street may be required to be removed to accommodate the proposed new driveway.

No proposed changes to the existing car parking provision or arrangement are proposed within the Stage 1 detailed design proposal of the new Wilkinson House.

Drop Off and Pick Up Management

In response to neighbouring concerns the following actions have been undertaken:

- A Traffic and Pedestrian Management Plan was developed and implemented within the school community, the plan:
  - reiterates consideration of neighbours e.g. do not use the Horizon Apartments driveway as a U-turn bay or park over driveways, block traffic reiterates safe behaviour e.g. no double parking, illegally overtaking, stopping on pedestrian crossings, U-turns supports ongoing parent /carer education in relation to traffic infringements and signage
- Buses are encouraged to turn engines off when waiting for pick up / drop off to minimise air borne pollutants
- Traffic control arranged when additional buses are required for transportation to offsite school events to ensure safety and minimise disruption of traffic to adjoining neighbours

The above management methods are proposed to be retained as part of the Concept Plan. No proposed changes to the existing drop-off/pick-up provision or arrangement are proposed within the Stage 1 detailed design proposal of the new Wilkinson House. Given there is no proposed increase in student or staff proposed as part of the Concept Plan or Stage 1 works, this is considered reasonable.

While the design of the proposed new driveway at Bourke Street will be the subject of a future detailed DA for the multi-purpose building, the driveway is required to provide appropriate visual splays to assist with pedestrian safety along the Bourke Street frontage. As stated at **Appendix K**, the dimensions provided within the indicative plans can be adequately managed to assist with adequate vehicular sightlines and pedestrian safety.

Traffic Generation

Given the proposed Concept Plan and Stage 1 detailed design works do not intend to increase student or staff populations on the School, it is anticipated that there are expected to be negligible change in traffic generation or traffic impacts resulting from the proposal. As such and as stated at **Appendix K**, no road upgrades are required or anticipated to be required for the proposed Wilkinson House redevelopment or Masterplan works.

The Concept Plan does however present an opportunity to the School to change travel behaviour through the implementation of a green travel plan included within **Appendix K** to encourage students, staff, parents and visitors to use the available public transport and active forms of transport available surrounding the site. Strategies to reduce private car based travel modes through travel demand measures are outlined at

Appendix K including the promotion of car sharing schemes, 'walking bus', and transport access guide are recommended.

The Transport and Accessibility Report therefore concludes that the proposed Concept Plan and Stage 1 detailed design are supportable on transport planning grounds.

Construction Vehicles

Transport and Accessibility Report includes consideration of vehicles required for the construction of Stage 1 of the Concept Plan. It is anticipated that the maximum sized vehicle required during the demolition and construction phase will be an 8.8m Medium Rigid Vehicle. The anticipated truck frequencies range between two and 16 trucks per day. Construction vehicle access to the site will be via Forbes Street and St Peters Street.

A Traffic Control Plan will be required to be implemented during the construction phase which will focus on pedestrian control in order to ensure appropriate safety measures are implemented.

8.1.5. Noise and Vibration

Operational

On-going operational noise emissions associated with the proposal are expected to be generated from the following sources:

- Mechanical services plant;
- Teaching and practical activities, particularly technology and performing arts-based;
- School announcements and bells;
- Sporting events and concerts in the multi-purpose buildings; and
- Recreational activities in outdoor play areas.

To appropriately managed these noise sources, Wilkinson Murray have made a range of recommendations to mitigate against these potential noise sources for the detailed design of Wilkinson House and the concept design of the new multi-purpose building and administration building. These mitigation measures can be incorporated into the conditions of consent to ensure operational noise resulting from the proposed modifications to the School is deemed acceptable.

The proposal seeks to retain the existing hours of operation of the school and the 2040 Masterplan provides no consideration for extending traditional school hours. It is however anticipated that should either a swimming pool or childcare premise ultimately be proposed within the multi-purpose building that there would be activities outside of standard teaching hours. Use of these facilities by the community, in addition with additional demand from the school community, could result in additional use of the School from 6:30am-6:00pm weekdays (sport and swimming training), and 7:00am – 2:00pm weekends (learn to swim classes and sport training).

Daytime criteria for amenity noise levels considered at **Appendix N** include 7:00am to 6:00pm, and therefore are appropriate for the majority of the school's operation. For 30minutes from 6:30pm the school could be operating (for the swimming pool) within the night time period for amenity noise levels. For the night time period the project amenity noise level for adjacent residences is 43(dBA), with sleep disturbance levels a maximum of 49(dBA). Given that the detailed design of the Multi-purpose building is not known or proposed, the exact nature treatments to meet these noise levels cannot be specified. However, the Acoustic Report provided at **Appendix N** does establish noise criteria for the development, consistent with the SEARs, and can be adequately addressed at the detailed SSD DA stage for this building.

Construction

There is potential for noise and vibration impacts during construction of the new Wilkinson House and proposed new buildings, due to the proximity of surrounding residential land uses. Careful management will be required to minimise acoustic and vibration impacts during construction. These measures will be accurately determined in detail when a contractor has been engaged. Notwithstanding this, the following project-specific mitigation measures are recommended:

- For standard construction hours Monday to Friday 7:00am to 6:00pm and Saturday 8:00am to 1:00pm which includes standard City of Sydney construction periods, it is recommended the noise levels at adjacent residential boundaries should not exceed 10dBA above the background noise level.
- The assessment has found that vibration associated with on-site construction activities is unlikely to impact on surrounding residential receivers.
- It is anticipated that for residences on Forbes Street the above noise levels may likely be exceeded of up to 12dBA during both the demolition of the existing Wilkinson House building and the construction of the new Wilkinson House building. Noise and vibration levels at the remainder of the School from construction are likely to be similar to the levels experienced by surrounding residences.
- Where predicted or measured noise levels exceed the above levels all feasible and reasonable mitigation measures to reduce noise should be carried out. This includes the installation of a 2.4m plywood hoarding around the construction site, use of jaw crushers instead of rock breakers where feasible, and localised treatment around fixed plant.
- Further, as part of the Construction Certificate for the proposed Stage 1 detailed DA works, a detailed Construction Noise and Vibration Management Plan is to be prepared which outlines a plant noise audit, operator instruction, equipment selection, and site noise planning layouts.

8.1.6. Drainage and Flooding

A Stormwater Management and Civil Design Report has been prepared by TTW for the Concept Plan and Stage 1 building works and is enclosed at **Appendix G**. This report assessed the flood risk on site, including stormwater and water runoff management, potential expected rise in ground water level, water conservation and on-site detention, water quality, pedestrian safety and the integration of drainage management responses and open space areas.

A review of the pre-development stormwater management and hydrologic/hydraulic performance of the site was undertaken to provide a baseline condition against which the proposed development was assessed.

The proposed new Wilkinson House building is the first stage of works of the proposed Concept Plan and it is not feasible to connect the discharge from the Wilkinson House building to the same OSD tank as the future stages of work. A DRAINS model was set up for the Stage 1 detailed works and the proposed new Wilkinson House Building will require an OSD tank that has the capacity for $6m^3$. As such it is proposed that the discharge from the Stage 1 detailed works is accommodated within the existing OSD tank located within the basement of the Joan Freeman Building immediately to the west of the site, completed in 2012.

It is proposed that Stages 2 and 3 of the Concept Plan discharge to the same, new OSD tank that has the capacity for $76m^3$. It is proposed that the stormwater treatment for stages 2 and 3 of the Concept Plan consists of two gross pollutant traps to be fitted to stormwater pits, a filter, and an OSD tank, generally as illustrated within the civil plans at **Appendix F**.

The Concept Plan proposes to treat stormwater from the Stage 1 detailed works through a proprietary filter and the existing OSD tank in the Joan Freeman Building as illustrated within the civil plans at **Appendix F**. The Stormwater Management and Civil Design Report states that stormwater will be collected from the roof of the new Wilkinson House building and will be treated by a filter before entering the detention tank and then discharging to the street drainage on St Peter's Street. The resulting expected pollution reductions from the proposed treatment exceed the City of Sydney standards for stormwater pollution reductions.

The proposed stormwater management approach will address City of Sydney Council requirements and reduce the discharge rate of stormwater from the site whilst improve the quality of that water as part of the Concept Plan and Stage 1 Detailed works. No further mitigation measures are identified.

8.1.7. Waste

An Operational Waste Management Plan (**OWMP**) has been prepared by Foresight Environmental and is attached at **Appendix T** to support the detailed DA for the Stage 1 works. The OWMP has three key objectives:

1. Ensure waste is managed to reduce the amount of waste and recyclables to land fill by assisting staff and students to segregate appropriate materials that can be recycled; displaying signage to remind and encourage recycling practices; and through placement of recycling and waste bins to reinforce these messages.

2. Recover, reuse and recycle generated waste wherever possible.

3. **Compliance** with all relevant codes and policies.

Bins are collected adjacent to the bin storage area which is accessed via St Peter's Street. It is estimated that given the proposed floor space proposed, the new Wilkinson House building will generate a total of 190 kilograms and 2,378 litres of waste and recyclables per week. Given the existing floor space of the existing building is generally commensurate with that proposed, it is not expected that the operation of the building will generate significant additional demand for bin storage or waste management.

SCEGGS Darlinghurst currently has surplus bin storage area within proximity of the building that can accommodate the requied additional capacity for the minor increase in demand.

The existing waste management system for SCEGGS Darlinghurst will therefore be used to manage wastes and recyclables generated by the use of the proposed facilities.

An OWMP will be required to be prepared for the fit-out and future use of the new buildings within the Concept Plan. Given the proposed floor plates and site access proposed for the new buildings, and the retention of existing staff and student numbers, it is anticipated that an adequate waste management solution for the subsequent stages of the building can be provided.

8.2. SOCIAL AND ECONOMIC IMPACTS

The proposal will have an overall long-term positive social impact on the local community. Impacts generated by the proposal are more environmental rather than social or economic, and can be managed or mitigated if the recommended measures are incorporated or implemented as part of the development.

A summary of the key possible social and economic impacts associated with the development are outlined below:

- The proposal will result in improved social infrastructure consistent with State government policy. Overall the proposal will enable the School to provide access to a higher quality of educational facilities. The proposed Wilkinson House detailed design, and future envelopes can accommodate new state-of-the-art facilities and spaces. This will enable high-quality teaching beyond what can currently be provided on site;
- SCEGGS Darlinghurst will also continue to provide access to social infrastructure for the broader community through the sharing of school facilities with the community including the potential indoor swimming pool and use of school buildings for meetings where appropriate;
- The proposed building envelopes and Wilkinson House building will include additional indoor and outdoor recreation space to improve the health, physical education, and wellbeing of future students and staff;
- 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;
- The potential disruption to the educational environment during construction can be mitigated through effective communication and implementation of a construction management plan (CMP);
- SCEGGS Darlinghurst has been located on the main campus site since 1901 and the School has evolved with the surrounding locality and as such there is no additional social impact resulting from the school's relative location to be considered as part of this SSD DA;
- The proposal will create temporary jobs during the construction phase of the development; and
- The proposed multi-purpose building has the ability to adapt to the future needs of SCEGGS Darlinghurst and the school community by proposing a floor plate that can accommodate an information and research centre (contemporary library), indoor swimming pool, or childcare centre pending the school and community needs as the 2040 Masterplan is progressively realised over the next 20 years.

8.2.1. Crime Prevention Through Environmental Design

The Crime Prevention Through Environmental Design (CPTED) guidelines were prepared by the NSW Police in conjunction with the Department of Planning and Environment. CPTED provides a clear approach to crime prevention and focuses on the 'planning, design and structure of cities and neighbourhoods'.

The main aims of the policy are to:

- Limit opportunities for crime;
- Manage space to create a safe environment through common ownership and encouraging the public to become active guardians; and
- Increase the perceived risk involved in committing crime.

The guidelines provide four key principles to limit crime. These are natural surveillance, access control, territorial reinforcement and space management. An assessment of the proposed concept plan and Stage 1 detailed works against each of the four CPTED design principles is provided within the table below.

Table 7 – CPTED Assessment

	Principle	Definition	Recommendations
1	Natural Surveillance	Natural surveillance is a by-product of well-planned, well-designed and well-used space. It involves maximising opportunities for passers-by and users to observe what happens in an area (the 'safety in numbers' concept). Higher risk locations can also benefit from organised surveillance, which involves the introduction of formal measures such as on-site security guards or CCTV.	• Provide adequate lighting throughout the site, including at footpaths, entrances and at the proposed carpark from Bourke Street. • The internal spaces of the school should provide passive surveillance of the external areas of the school, such as playgrounds, gardens and entrance/exit points. • Design landscaping to reduce opportunities for concealment and maintain opportunities for passive surveillance. • Prevent unauthorised access to the school via St Peters Street and encourage passive surveillance of Thomson Street to avoid anti-social behaviour or creating an area where people can conceal themselves.
2	Access Control	Control of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences, grills etc.	• Install appropriate security fencing at construction areas to present unauthorised access. • High quality fencing should be contained to the perimeter of the site to restrict access. • Provide access control measures to manage access between the school, and potential public functions such as an indoor swimming pool or childcare centre. • Rooms with restricted access should have adequate signs and be locked when not in use. • Access control for entry and exit gates should be installed via the use of self-closing mechanisms or other control mechanisms, without restricting evacuation requirements.

	Principle	Definition	Recommendations
3	Territorial Reinforcement	People are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping. Territoriality relates to the way in which a community has ownership over a space.	• Install traffic control signage (e.g. give way and stop signs) at the proposed new Bourke Street vehicular access point, to avoid conflicts between vehicles, cyclists and pedestrians both on the street and within the new drop-off/pick-up area. • All entry/exit points should be clearly identifiable and inviting and signage should be installed to direct visitors to report to the consolidated administration area of the school in the central zone. • Implement a maintenance plan, including regular rubbish and graffiti removal, repair of light fixtures and other necessary repairs.
4	Space Management	Ensures that space is appropriately utilised and cared for. Space management strategies include: activity coordination (i.e. having a specific plan for the way different types of activities are carried out in space), site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.	• The School's Plan of Management should include maintenance and repairing strategies (e.g. broken windows, broken lighting, graffiti), complaint management measures, emergency procedures, waste removal procedures, landscape maintenance, evacuation procedures, safety procedures for large events, access and monitoring measures. • Apply low maintenance and graffiti resistant materials wherever possible on surfaces susceptible to graffiti, including the lower levels of the proposed new Wilkinson House building. • Entry/exists are built from resistant materials to prevent break-ins and vandalism.

9. SUITABILITY OF THE SITE

The following assessment has been structured in accordance with section 4.15C(1)(c) of the EP&A Act. The site is entirely suitable for the development of the proposal as it continues the use of the SCEGGS Darlinghurst as an educational establishment as identified within Schedule 1 of the SRD SEPP.

SCEGGS Darlinghurst has a historical association with the site having been located on the site since 1901. The proposed Concept Plan which will guide development across the main school campus is therefore highly suitable for the site to maintain the ongoing presence of the School on the site.

The site is highly accessible and can be accessed by students, staff and visitors by walking, cycling, and buses, and trains. The site is located within a walking and public transport catchment for many residents of inner-city suburbs.

Further, the site is zoned to accommodate services that support the needs of local residents, and educational establishments and early education and care facilities are permitted with development consent on the site.

It is acknowledged that the site is listed as a local heritage item and is located within a heritage conservation area under the relevant local environmental plan. Notwithstanding this heritage listing, there are buildings across the site with various degrees of heritage significance. As such it is proposed that the balance of heritage benefits and impacts are considered across the main school campus, and not in isolation for the proposed Stage 1 detailed DA component. This EIS has outlined why the corner of Forbes and St Peters Street is suitable for a new school building, given:

- The benefits associated with co-locating administration functions in the central zone of the site adjacent to the School's main entrance and address;
- The benefits associated with co-locating senior school general learning facilities for the functional requirements of staff and students;
- The limited environmental impacts and sensitive receivers located to the north-eastern corner of the site; and
- The providing accessible internal building connections and pathways connecting adjacent buildings.

10. THE PUBLIC INTEREST

The following assessment has been structured in accordance with section 4.15C(1)(e) of the EP&A Act. The proposal is in the public interest for the following reasons:

- The proposal has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the controls for the site;
- Subject to the various mitigation measures recommended by the specialist consultants as summarised in **Section 11** of this EIS, the proposal does not have any unreasonable environmental or social impacts on adjoining properties or the public domain;
- The site is well serviced by public transport and various walking and cycling routes and encourages more efficient management of vehicles around the site through a consolidated drop-off/pick-up zone at Bourke Street;
- The proposal will result in the development of a high-quality educational environment for staff and students that:
  - Provides flexible working environments that can accommodate full classroom sizes;
  - Supports a fulfilling and diverse extra-curricular experience;
  - Provides an inclusive, supportive and secure pastoral environment for both primary and secondary school students; and
  - Provides efficient and environmentally sustainable facilities.
- The proposal has been designed to make a positive contribution to the overall built form of the site, having regard to topography and the heritage significance. The proposed built forms are sympathetic to the character of the surrounding neighbourhood and respect visual privacy of and significant views from neighbouring residential dwellings; and
- The proposal will contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development.

11. ENVIRONMENTAL RISK ASSESSMENT

11.1. RISK ASSESSMENT

The SEARs require an environmental risk analysis to identify potential environmental impacts associated with the proposal.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk management–Principles and guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided within this section.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Table 8 – Risk Descriptors

Likelihood	**Consequence**
A Almost certain	1 Widespread irreversible impact
B Likely	2 Extensive but reversible (within 2 years) impact or irreversible local impact
C Possible	3 Local, reversible (within 2 years) impact
D Unlikely	4 Local, reversible, short term (<3 months) impact
E Rare	5 Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

Table 9 – Risk Matrix

		LIKELIHOOD				
		A	B	C	D	E
CONSEQUENCE	1	High	High	Medium	Low	Very Low
	2	High	High	Medium	Low	Very Low
	3	Medium	Medium	Medium	Low	Very Low
	4	Low	Low	Low	Low	Very Low
	5	Very Low	Very Low	Very Low	Very Low	Very Low

The results of the environmental risk assessment for the Stage 1 building envelopes and uses are presented in **Table 10** below.

We note that while this analysis has been undertaken in accordance with the SEARs, this methodology was designed principally in relation to processes impacting on natural ecological systems and is highly dependent upon 'reversibility'. In an urban context where buildings are designed to be relatively permanent, rankings are skewed upwards, and of questionable real meaning.

Table 10 – Risk Assessment

Aspect	Potential Impact	Likelihood	Consequence	Risk Level
Design Excellence, Built Form and Urban Design	Inadequate building setbacks resulting in loss of pedestrian access / amenity.	D	1	Low
	The development does not achieve design excellence.	D	2	Low
	Imposition on the streetscape.	D	2	Low
Visual and View Impacts	Adverse impact on public view corridors	D	1	Low
	Adverse impact to views from Horizon Apartments	D	2	Low
	Adverse impact to views from 186-188 Forbes Street, Darlinghurst	D	2	Low
	Adverse impact to views from 200 and 262 Forbes Street, Darlinghurst	C	2	**Medium**
	Adverse impact to views from 237-253 Forbes Street, Darlinghurst	B	2	**High**
	Adverse impact to views from Thomson Street residences	C	2	**Medium**
Amenity	Adverse solar overshadowing on surrounding residential properties	B	2	**High**
	Adverse impact on visual and acoustic privacy of surrounding residential properties	C	3	**Medium**
	Overshadowing of surrounding public spaces.	E	1	Very Low
	Adverse impact on reflectivity of the proposed buildings on public domain.	D	1	Low
	Adverse impact on the pedestrian wind environment of surrounding streets.	D	2	Low
	Adverse impact on the safety and security of local community and school community	D	3	Low
Ecologically Sustainable Development	Irreversible increase in energy usage.	D	3	Low
Public Domain and Public Access	Reduced access to public domain spaces, streets and lanes.	E	1	Very Low
	Inactive frontages of the public domain.	D	3	Low
	Unsafe and inaccessible public domain.	E	2	Very Low

Transport and Accessibility Impacts	Additional demand for on street car parking spaces.	D	3	Low
	Reduced access via public transport services.	D	2	Low
	Adverse impact on pedestrian access across the site.	D	3	Low
Heritage	Adverse impact on the heritage significance of the site	C	2	**Medium**
	Adverse impact on the heritage significance of the locality	C	2	**Medium**
	Damage to archaeological relics	C	2	**Medium**
Infrastructure Provision	Adverse impact on surrounding infrastructure during the construction stage of the development.	D	3	Low
Water, Drainage, Stormwater and Groundwater	Adverse impact on the quality of stormwater runoff	D	3	Low
	Adverse impact on ground water quality	D	3	Low

11.2. POTENTIAL CUMULATIVE IMPACTS

The proposed SSD DA includes works proposed as part of a Concept Plan, or Concept DA which allows for the consideration of potential cumulative impacts associated with the redevelopment of the site. This EIS has outlined the potential cumulative impacts resulting from the SCEGGS Darlinghurst 2040 Masterplan and therefore provides a suitable assessment in accordance with the requirements of the SEARs.

11.3. MITIGATION MEASURES

A range of mitigation measures are proposed to reduce any potential environmental and social impact of the proposal. The following table below provides a summary of environmental management measures proposed to mitigate the medium to high risks identified in **Table 10** above.

Table 11 – Mitigation Measures

Item	Potential Impact	Mitigation Measure
Concept Plan		
View Impacts	View impacts to residents at 200 and 262 Forbes Street, 237-253 Forbes Street and Thomson Street residents	• As outlined within Section 8.1.2 the proposed building massing has sought to minimise any adverse view impacts to private properties. • Potentially impacted properties retain retains views towards the Sydney skyline including other iconic elements including the Sydney centre-point tower. • The potential view impact is resultant from maximum building envelopes. As part of the subsequent DA for the detailed design of the multi-purpose building, any opportunities to minimise view impacts though detailed design are to be considered.

Item	Potential Impact	Mitigation Measure

Overshadowing	Additional overshadowing to 4 Thomson Street	• Maintaining the maximum height of the multi-purpose building less than the maximum height of the Chapel Building;
		• Inclusion of design guidelines and development parameters to guide the future design of the multi-purpose building that include:
		  ○ Relate to the 2-storey terrace house scale and alignment on Bourke Street and then setback above this level to minimise views over neighbours and overshadowing.
		  ○ Setback the building to neighbours on Thomson Street to minimise overshadowing and create a landscape buffer.

Heritage	Adverse impact on the heritage significance of the site Adverse impact on the heritage significance of the locality	**Wilkinson House** • Zero street setbacks, consistent with the original Wilkinson House form, and the historic street alignment on the site and within the conservation area. • Comparable building scale to the original Wilkinson House and surrounding contemporary buildings on the site including the Joan Freeman Building. • The maximum proposed building height of the new Wilkinson House ensure that the prevalence of the State Heritage listed St Peter's Church s retained within the conversation area and the broader school site. • Materials and finishes selected for the new Wilkinson House are complementary of traditional building materials in the conversation area, including masonry elements such as brick and sandstone. **Administration Building** • The building has been designed to address Forbes Street, reflecting the existing lot configuration and building orientation within the street and Conservation Area. • The building mass does not extend beyond the width of Barham House, maintaining and enhancing visual connections to the building from Forbes Street. • The proposed new building mass is setback from the original built form of Barham House, connected only by a link which has a maximum height no greater than the eave line of Barham. **Multi-purpose Building** • The proposed new building mass is no higher than the eave line of the adjacent Chapel Building. • The future detailed design of the building is to respond to the design guidelines and development parameters included within the design report at **Appendix C**. • Proposing a maximum street frontage height of two storeys at Bourke Street to align with the existing street frontage character of Bourke Street and the broader heritage conservation area. • At Forbes Street and the south-eastern corner of the site, the proposed building envelope is setback and reduced in height to allow the 1901 Chapel Building to maintain

Item	Potential Impact	Mitigation Measure
		prevalence within the Forbes Street streetscape and broader heritage conservation area. • The proposal does not impact the significant stair and significant heritage fabric of the Chapel Building. • The proposed maximum building height does not exceed the maximum eave line of the Chapel building and is proposed as a similar mass and scale to the existing Old Gym building on the site. • The proposed building massing retains and enhances views to the original Barham House from the west. • The future detailed design of the building is to respond to the design guidelines and development parameters included within the design report at **Appendix C,** including guidelines for the future architectural treatment of the building to Thomson Street.
	Damage to archaeological relics	• No physical works should be undertaken on this affected portion of the site until detailed development consent is granted on this portion of the site. • A qualified archaeologist should be appointed to manage the site's archaeology during excavation works at the affected portion of the site. • Additional archaeological testing and recording may be required on the site of the new administration as part of the detailed DA for this stage of the Concept Plan. In accordance with standard conditions of consent, any artefacts recovered during excavation will need to be catalogued and recorded.
Stage 1 Works – Wilkinson House		
Construction Vehicles	Adverse construction vehicle impacts on surrounding residents.	• Implementation of measures outlined within the Traffic Control Plan. • All construction vehicles will travel to and from the site via specific dedicated routes that have been specifically designed to avoid the use of local roads. • Most construction workers will travel to and from the site outside of peak periods to minimise traffic impacts.
Crime and Safety	Crime risk to safety of students, staff and visitors.	• The proposal incorporates a range of CPTED principles to deter crime. Incorporated principles include: – Providing adequate lighting throughout the site. This includes at footpaths, entrances and walkways. – Designing spaces to ensure that a strong teacher presence will be felt throughout the School; – Incorporating study and well-designed outdoor lighting fixtures, equipment and furniture; and – Ensuring the School site continues to be surrounded by adequate fencing.
Noise	Noise level during operation on surrounding residents.	• Acceptable noise levels due to plant operation are likely to be achieved with consideration given to low-noise plant

Item	Potential Impact	Mitigation Measure
		selection, sensible plant location and implementation of engineering noise control measures where required. • Further assessment will be required when detailed mechanical services design becomes available.
Contamination	Site contamination.	• Waste classification • Unexpected finds protocol. • Hazardous building materials survey.

Following the delivery of appropriate mitigation measures identified above and contained within this EIS, it is determined that the Concept Plan and Stage 1 detailed works will not result in any adverse or on the surrounding environment with the exception potential overshadowing impacts to one dwelling, and the loss of the exiting Wilkinson House building (1926). This impact has been addressed at **Section 8.1** of this EIS and it is determined that the extent of impact is acceptable.

12. CONCLUSION

This EIS has been prepared in support of SSD DA SSD_8993. For the reasons outlined in this EIS, the site is suitable for the proposed development for the following reasons:

- The design positively responds to the site conditions and existing streetscape character of the locality.
- The proposal maximises the useable space within a constrained inner-city site, whilst generally according with the local development standards that apply to the site. The proposal provides purpose built school buildings that better utilise the site area and meet contemporary educational requirements of the School.
- The proposal removes ad hoc additions to significant heritage fabric located on the site and enhances the significance of Barham House and the Chapel building located on the site. The proposal enhances views to the Barham House and restores and conserves the original fabric.
- The proposal continues the educational use at the site, which is permissible with consent and consistent with the zone objectives. Further, there are no significant environmental constraints that would limit the proposal from being developed at the site.
- The proposal will contribute positively to energy efficiency and environmental sustainability.
- The proposal has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the controls for the site.
- Subject to the various mitigation measures recommended by the specialist consultants, the proposal does not have any unreasonable impacts on adjoining properties or the public domain in terms of traffic, social and environmental impacts.
- The site is well serviced by public transport and various walking and cycling routes. Further, the proposal greatly encourages the use of non-private vehicle options to access the site.
- The proposal will result in the development of a high-quality educational environment for staff and students that:
  - Enables an excellent academic programme;
  - Supports a fulfilling and diverse extra-curricular experience; and
  - Provides efficient and environmentally sustainable facilities.

Given the site is suitable for the development and the proposal is in the public interest, this application should be approved.

DISCLAIMER

This report is dated 5 February 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SCEGGS Darlinghurst (**Instructing Party**) for the purpose of EIS (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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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 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SSD_8993)

APPENDIX B CIV REPORT

APPENDIX C ARCHITECTURAL PLANS AND REPORT

APPENDIX D SITE SURVEY

APPENDIX E LANDSCAPE PLANS

APPENDIX F CIVIL ENGINEERING PLANS

APPENDIX G CIVIL DESIGN AND STORMWATER MANAGEMENT REPORT

APPENDIX H WILKINSON HOUSE OPTIONS ANALYSIS

APPENDIX I HERITAGE IMPACT STATEMENT

APPENDIX J ARCHAEOLOGICAL ASSESSMENT

APPENDIX K TRANSPORT ASSESSMENT

APPENDIX L ARBORIST REPORT

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APPENDIX X FIRE ENGINEERING ASSESSMENT

APPENDIX Y CONSULTATION OUTCOMES REPORT

APPENDIX Z VISUAL AND VIEW MASSING DIAGRAMS

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