



SCEGGS Masterplan 2040 and Wilkinson House DA

ENGAGEMENT OUTCOMES REPORT

Client: SCEGGS Darlingtonhurst

Date: 19 October 2018

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Reviewed by	Petra Fowler
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Version	Final draft
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1 Overview

A Campus Masterplan has been developed to facilitate the realisation of the vision for SCEGGS Darlinghurst, to provide highly functional, flexible and inspiring learning spaces that will ensure continued delivery of the best possible education for our girls, now and in the future. The Masterplan will refresh the existing school facilities and support the delivery of the education curriculum.

The State Significant Development (SSD) DA seeks development consent for:

1. 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
 - > 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
 - > Conservation works to the existing Barham Building within the school premises to remove non-original building fabric and use for general school purposes
2. Detailed consent for the demolition of Wilkinson House, basement excavation, and construction of a new four storey building (new Wilkinson House) comprising approximately 1,507sqm of gross floor area (GFA) and a maximum height of 15m for the purposes of new teaching and education spaces.

The proposed Campus Masterplan and delivery of the first stage of the Masterplan, the Wilkinson House redevelopment, would:

- » allow the creation of highly functional, flexible and inspiring spaces that are conducive to future learning and working needs
- » enhance currently underutilised campus areas with consideration to the constraints of the site created by the physical environment and existing non- functional structures
- » improve integration of campus buildings and improve accessibility
- » improve amenities.

The Masterplan considers the entire site and includes three main projects which will be staged over a period of 20 years, starting with the redevelopment of Wilkinson House.

In December 2017, SCEGGS Darlinghurst lodged a Request for SEARS with the NSW Department of Planning and Environment for their 2040 Masterplan and Stage 1 Wilkinson House redevelopment. This report focuses on the engagement and consultation activities delivered to satisfy the requirements of the SEARS issued on 12 January 2018.

As required, the approach to addressing the SEARS will be to clearly separate the Concept Masterplan and Stage 1 Wilkinson House, this was considered in the development and implementation of consultation activities and communications, and the recording, analysis and reporting of feedback. Beyond this, the project team's approach has been to foster positive relationships to minimise risk in the long-term and lay the groundwork for a smooth and successful project. Feedback has also informed construction management component of the EIS.

1.1 Objectives of the consultation

Community and stakeholder engagement was designed to:

- » build on existing relationships and earlier engagement, supporting a strong connection with the immediate community and key stakeholders through open, honest and clear lines of communication
- » ensure awareness of the proposal and provide the opportunity to ask questions and make comment
- » support constructive discussion by providing the opportunity to understand the purpose and objectives of the masterplan, proposed changes within the site, staging and timeframes and the planning process and how to make comment
- » provide the opportunity to discuss existing operations of SCEGGS
- » understand key areas of interest and inform planning and construction processes.

Engagement with City of Sydney Council and NSW Government agencies aimed to identify key areas of interest and considerations for the project team as planning progresses.

2 Communication and Engagement

A range of engagement and communications targeted key stakeholders while also engaging with the wider community. Communications and engagement channels were designed to directly engage with the surrounding community and to reach the wider local community.

Community update - letterbox to nearby residents

In October 2018, an A4 notification was distributed to 2383 properties surrounding SCEGGS school campus. The community update was also used during doorknock of residences and businesses on Bourke and Forbes Streets with a supporting 'Sorry we missed you' flyer.

The notification can be viewed at Appendix A. The distribution map can be viewed at Appendix B.

The 'Sorry we missed you' flyer can be viewed at Appendix C.

School community update – SCEGGS webpage

SCEGGS staff, students and parents were provided with an update and how to find out more including an invitation to come along to an upcoming community information and feedback session.

Project email address and hotline

Project specific contact details, email address and phone number, were established and communicated to community and stakeholders.

As at 19 October 2018, one email and one call were received.

Key Stakeholder meetings - Presentations

Presentations were prepared and used during the key stakeholder meetings with the Horizon Building Strata and Thomson Street residents and East Sydney Neighbours Association (ESNA).

Presentations can be viewed at

Horizon Building - Appendix D.1

Thomson Street residents and ESNA - Appendix D.2

Information boards - Community Information and Feedback Session

Seven information boards were developed, outlining the proposed Campus Masterplan and the Stage 1 Wilkinson House redevelopment.

- > Overview – Why a masterplan, timing, current site
- > Planning Process –State Significant Development Approval Process, Secretary's Environmental Assessment Requirements (SEARs), where we are at and consultation
- > The Masterplan – What is included, diagrams and 3D views, new Multi-Purpose Building, new Administration Building and Barham restoration
- > Wilkinson House – Overview of proposal and why, heritage considerations, height and views considerations
- > Traffic and Parking – current, under the proposal, during construction

These boards were printed in AO and displayed at community information and feedback sessions.

Information boards can be viewed at Appendix E.

3 What we heard

3.1 Masterplan

3.1.1 Key insights

Each consultation activity offered an opportunity to capture feedback and the following key themes emerged.

Design of Multipurpose Building – how the proposed building would impact Thomson Street properties with consideration to overshadowing and view impacts, and the building design and character of the street

Local heritage considerations – respect heritage and local character particularly on Forbes Street, would like to take the opportunity to open views to the **Barham building** from Forbes Street or provide more community access to it.

Traffic and access – consideration to using the proposal to improve traffic flow and parking behaviour by the school community, considering local traffic and access during construction. Would also like to see stronger enforcement of existing traffic and restrictions and the current traffic management plan.

Planning process – ensure community feedback is considered in the planning process.

General – development of a Masterplan provided the opportunity to make design improvements that would benefit the school and local communities.



Community Information Session

3.1.2 Detailed feedback

Detailed feedback has been collected during a number of planned engagement activities as well as through general enquiries made to the project team.

Community Information Session

A community information and feedback session was held on Tuesday 16 October, 5pm-7pm on the school campus. The session was run as a drop-in and was open to members of the public, including neighbours and local residents, and the school community.

A total of 15 community members attended the event and spoke with the project team including subject matter experts. Issues raised include:

- » Planning process
 - > Would like to see the public exhibition period outside the Christmas holiday period.
 - > Feedback should be considered in the planning and design process.
- » Bulk and scale
 - > Potential overshadowing and view impacts on Thomson and Forbes Streets of the seven-storey multipurpose building.
 - > Comment that the Horizon building already overshadows the area, noting that it is a moving shadow while the shadow created by the proposed design concept for the multipurpose building would be more static.
 - > Maintenance of vistas to Harbour Bridge - concerns from Thomson and Forbes Street residents about impacts to sightlines to harbour.
 - > Potential visual impact of the wall of the Multipurpose Building on Thomson Street residences, requests that the wall have architectural treatment and perhaps greening, with consultation with residents on design.
 - > Comments that the current character of Thomson Street is valued and concerns were raised around whether the plans may impact this.
- » Uses
 - > Proposed indoor pool – consider some public access.
- » Traffic and parking
 - > During construction – ensure there is effective traffic management.
 - > Bourke Street school drop-off/pick-up – understand how the proposed drop-off and pick-up arrangements will work.
 - > Existing traffic and parking behaviour – would like to see more active implementation of the traffic management plan and parking and stopping restrictions.
- » Construction
 - > Realistic construction timeframes – noting forecasted construction timeframes for previous project were extended due to sandstone etc, geology also created noise and vibration issues.
- » Other
 - > Understandable that schools need to improve facilities.

Stakeholder meetings

Stakeholder meetings were held to discuss the Masterplan in greater detail and address any questions or concerns raised by participants.

Horizon Building Strata Committee

A presentation was given at the Horizon Building Strata meeting on Tuesday 18 September, 6pm at the Lecture Theatre in Joan Freeman building on school campus.

About 20 attendees viewed information presented by the project team and had the opportunity to ask questions and make comment. The focus was predominantly on Wilkinson House, the first stage of delivery of the proposed Masterplan. Two key themes emerged, heritage and, traffic and parking.

» Heritage

- > The location of the site within two heritage conservation areas, including the South William Conservation Area, was noted. Some residents felt the existing Wilkinson House fit well within the conservation area and that the impact of its removal on the conservation area should be considered.
- > Residents were interested in how the development would address the City of Sydney's development control plan (DCP), which addresses heritage items, and was there a requirement to have a conservation management plan.

The project team noted that there had been no request to do a conservation management plan but heritage consultants have been engaged and any heritage impacts to the site and area would be addressed in the development application.

» Traffic and parking

- > Residents are seeking a long-term solution as they feel the existing traffic management plan is not working. They recognised that SCEGGS is doing their best to manage parents and traffic, however issues continue to arise. The safety of children who run across the road was raised, while acknowledging that this is an issue at many schools. Suggestion that SCEGGS implement daily traffic management monitors.
- > The proposed improvements to traffic on Bourke Street were noted, with questions as to how traffic on Forbes Street could be moved to Bourke Street to improve traffic movement.
- > Interest about the potential for a drop-off zone accommodated within Wilkinson House.
- > Clarification was sought about inclusion of basement parking in Wilkinson House.

A detailed traffic report will consider issues raised.

» Other

- > Student numbers - Confirmation of no. proposed increase in current student numbers as part of the planning process. Questions as to why the Masterplan was necessary if not to accommodate additional students, it was noted that the aim was to provide contemporary and suitable learning conditions.
- > Staging - Some Horizon residents proposed revising the staging of the Masterplan to begin work on another building and keep Wilkinson House for longer.

Thomson Street residents and ESNA

A presentation was given to residents of Thomson Street and the East Sydney Neighbourhood Association (ESNA) on Thursday 11 October, 6pm at the school Library Auditorium.

Eleven community members took the opportunity to view a presentation by the project team and ask questions and share their feedback. The key themes heard were bulk and scale of the proposed multipurpose building with consideration to Thomson Street, heritage related to the Barham building, and local character.

» Multipurpose Building

- > Ensure the proposal considers solar access for Thomson Street residents.
- > Would like to see section diagrams viewed from Thomson Street overlaying the proposed Multipurpose Building over the existing buildings.
- > Would like to see view diagrams looking towards the site from Thomson Street, Forbes Street, Beaufort Court and the First Church of Christ, Scientist.
- > Consider potential bulk, scale and view loss issues in relation to the multipurpose building before the masterplan is lodged.
- > Would like to see Multipurpose Building design that respects Thomson Street and Lane, texture, colour, greenscape etc, minimise the sense of solid bulk.
- > Ensure the proposed uses of the multipurpose building are established and specified and confirm they align with school needs.
- > Consider putting some of the proposed amenities in other areas of the site away from Thomson Street to reduce potential noise and activity impacts, eg. installation of a pool above the existing gym.
- > Consider if level seven of the proposed Multipurpose Building is required.
- > If public access to amenities such as a pool was provided, consider restricted access into the campus from Thomson Street if acceptable levels of security could be guaranteed. This met with mixed feelings from Thomson Street residents.

» Heritage and Barham building

- > Respect and value local heritage for the benefit of the local community and the students. Explore options to retain and showcase aspects of the local heritage items on site, use the expertise of the heritage consultants engaged for the project to explore ways to enhance what is there.
- > Important to maintain the existing character on Forbes Street where possible.
- > Given its frontage to Forbes Street, consider options for the proposed new administration building that reflect the local character.
- > Ensure Barham and the 1901 building fronting Forbes Street and the existing school entry are considered as well as Wilkinson House.
- > Grateful to SCEGGS for preserving the house of Barham over the past 100+ years, noting it is the only surviving true example of the original series of Darlinghurst villas from the 1830s.
- > Would like to see views to the Barham building from Forbes Street. Consider removal of all structures between the Barham building and the Forbes Street footpath and roadway, including replacing the solid wall with something that allows the architecture to be appreciated by the wider community.
- > Consider ways to open the school grounds to the community for coordinated events to allow access to heritage aspects of the site.
- > City of Sydney Council response to the proposal in relation to heritage.

A heritage assessment, including exploration of options, is being carried out as part of the planning process and is a SEARs requirement. The assessment will be referred to City of Sydney Council and the State Heritage Office. The heritage assessment will be lodged as part of the EIS and DA.

- » Traffic and parking
 - > Improve traffic and parking behaviour management, some residents felt the rules and restrictions are not enforced.
- » Other
 - > Public access - Consider opening the school grounds more to the public for specific uses and events, for example managed public access to facilities such as a pool or childcare or open days to understand the heritage aspects of the site.
 - > Connections – consider better connections through the site, eg. Joan Freeman building.
 - > Support for a Campus Masterplan as it provides the opportunity to make positive changes.
 - > Oppose the proposed changes.
 - > Alternative sites - Consider purchasing or leasing nearby sites and locate the improvements on those rather than making changes within the existing site

3.1.3 Previous Engagement Pre SEARs Overview

Initial engagement was carried out with key stakeholders in late 2017 in the lead up to the request for SEARs. Engagement was carried out by the Business Manager SCEGGS with support from the urban planners, Urbis and TKD Architects.

Key stakeholders identified and approached for engagement:

- » School community: students, staff, parents /carers
- » Bourke Street residents
- » Eastern Suburbs Neighbourhood Association (ESNA)
- » Horizon owners/residents
- » Thomson Street residents

What we heard

Design

Barham

- » Restoration of Barham House was considered to be positive by ESNA and a real benefit of the proposal
- » Asked that consideration be given to retaining a view to Barham House from the street by not building in front of it

New Multipurpose Building

- » ESNA were not supportive of the concept for new building in its current form, believed that Thomson Street residents would have concerns about heights and overshadowing
- » Suggest stepping the building back from the terraces in Thomson Street to minimise impact
- » Ensure shadow diagrams have been prepared for effective consultation

Traffic

- » Traffic management was important to Bourke Street residents and they would like to be kept up to date on traffic and access planning

General

- » Bourke Street residents felt positive about the communications and engagement by the school and noted that potential impacts had been well considered and managed during planning and construction for the school's earlier building project

3.2 Wilkinson House DA

3.2.1 Key insights

Each consultation activity offered an opportunity to capture feedback and the following key themes emerged.

Traffic and access – consideration to using the proposal to improve traffic flow and parking behaviour by the school community, considering local traffic and access during construction. Would also like to see stronger enforcement of existing traffic and restrictions and the current traffic management plan.

Design of new building – consider how the proposed building will impact neighbours and local character.

Safety – consider how the new building design could support improved local safety.

General – development of a Masterplan provided the opportunity to make design improvements that would benefit the school and local communities.

3.2.2 Detailed feedback

Detailed feedback has been collected during a number of planned engagement activities as well as through general enquiries made to the project team.

Community Information Session

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A total of 15 community members attended the event and spoke with the project team including subject matter experts. Issues raised include:

- » Planning process
 - > Would like to see the public exhibition period outside the Christmas holiday period.
 - > Feedback should be considered in the planning and design process.
- » View impacts
 - > Retain views for Forbes Street residents.
- » Traffic and parking
 - > During construction – ensure there is effective traffic management.
 - > Bourke Street school drop-off/pick-up – understand how the proposed drop-off and pick-up arrangements will work.
 - > Existing traffic and parking behaviour – would like to see more active implementation of the traffic management plan and parking and stopping restrictions.
- » Construction
 - > Realistic construction timeframes – noting forecasted construction timeframes for previous project were extended due to sandstone etc, geology also created noise and vibration issues.

Stakeholder meetings

Stakeholder meetings were held to discuss the Masterplan in greater detail and address any questions or concerns raised by participants.

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» Heritage

- > The location of the site within two heritage conservation areas, including the South William Conservation Area, was noted. Some residents felt the existing Wilkinson House fit well within the conservation area and that the impact of its removal on the conservation area should be considered.
- > Residents were interested in how the development would address the City of Sydney's development control plan (DCP), which addresses heritage items, and was there a requirement to have a conservation management plan.

The project team noted that there had been no request to do a conservation management plan but heritage consultants have been engaged and any heritage impacts to the site and area would be addressed in the development application.

» Traffic and parking

- > Residents are seeking a long-term solution as they feel the existing traffic management plan is not working. They recognised that SCEGGS were doing their best to manage parents and traffic, however issues continue to arise. The safety of children who run across the road was raised, while acknowledging that this is an issue at many schools. Suggestion that SCEGGS implement daily traffic management monitors.
- > The proposed improvements to traffic on Bourke Street were noted, with questions as to how traffic on Forbes Street could be moved to Bourke Street to improve traffic movement.
- > Interest about the potential for a drop-off zone accommodated within Wilkinson House.
- > Clarification was sought about inclusion of basement parking in Wilkinson House.

A detailed traffic report will consider issues raised.

» Other

- > Student numbers - Confirmation of no proposed increase in current student numbers as part of the planning process.
- > Staging - Some Horizon residents proposed revising the staging of the Masterplan to begin work on another building and keep Wilkinson House for longer.

Thomson Street residents and ESNA

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Eleven community members took the opportunity to view a presentation by the project team and ask questions and share their feedback. The key themes heard with regard to the Wilkinson House redevelopment were related to heritage and local character.

- » Heritage
 - > Respect and value local heritage for the benefit of the local community and the students.
 - > Would like options explored to retain and showcase aspects of the local heritage items on site.
 - > Would like Wilkinson House façade retained.
 - > Feel Wilkinson House is not a good example of heritage and is unappealing.
 - > Important to maintain the existing character on Forbes Street where possible.
 - > Good design could reflect the heritage while significantly improving the streetscape.
 - > Redevelopment provides the opportunity to make positive change.

Other

- » Traffic and parking - improve behaviour management, rules and restrictions are not enforced, noting that there have been a number of instances where residents are parked in and are not able to leave.
- » Security – consider how Wilkinson House design could improve security in that area, corner of Forbes Street and St Peters Street.

3.2.3 Previous Engagement Pre SEARs Overview

Initial engagement was carried out with key stakeholders in late 2017 in the lead up to the request for SEARs. Engagement was carried out by the Business Manager SCEGGS with support from the urban planners, Urbis and TKD Architects.

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- » School community: students, staff, parents /carers
- » Bourke Street residents
- » Eastern Suburbs Neighbourhood Association (ESNA)
- » Horizon owners/residents
- » Thomson Street residents

What we heard

Design

- » Consider opening up Wilkinson House to expose panoramic views towards Garden Island and Sydney Harbour, take advantage of sunlight from northly and easterly aspects (comment received from within the school community in response to newsletter communications)
- » Contextually new design appears a little unsympathetic to the surroundings
 - > consider retaining the existing façade, or part of it, as a feature of the elevation of the structure
 - > as the building is seen from Forbes Street a continuation of the brick façade, similarly to the gymnasium building, would tie the new building to the existing school and provide a more coherent development
 - > the continuation of the façade would also create a connection to the Great Hall on St Peters Lane and a more uniform streetscape from St Peters Lane to the green gate buildings
 - > a more contemporary design could sit over the lower levels, relating back to St Peters Lane with this corner building becoming a key to link/connect the entire school precinct
- » ESNA were indifferent about Wilkinson House and no concerns about its proposed redesign
- » Horizon would like to have the opportunity to view shadow diagrams of the redesigned higher building

Traffic

- » Horizon raised concerns about traffic impact and suggested inclusion of on-site drop off /pick up areas for primary and secondary students

A **Community newsletter**



SCEGGS Darlinghurst

215 Forbes Street, Darlinghurst NSW 2010

Telephone: (02) 9332 1133

Fax: (02) 9332 1858

October 2018

Community Information Session

SCEGGS Darlinghurst is in the planning stage of a new **Campus Masterplan and the redevelopment of Wilkinson House** to create engaging and innovative learning spaces.

This Campus Masterplan and delivery of the first stage of the masterplan, the Wilkinson House redevelopment, would enhance currently underutilised campus areas to create more engaging and functional learning spaces.

We are committed to hearing what the local community thinks and invite you to attend our Community Information and Feedback Session. At this session you can see the plans, speak with members of the project team and provide your feedback.

Date: Tuesday 16 October 2018

Time: 5:00pm to 7:00pm (no formal presentation, drop in anytime)

Location: SCEGGS Darlinghurst Auditorium, 215 Forbes Street, Darlinghurst

If you cannot attend the session and would like to know more, please contact our project team.

Email sceggsdarlinghurst@elton.com.au

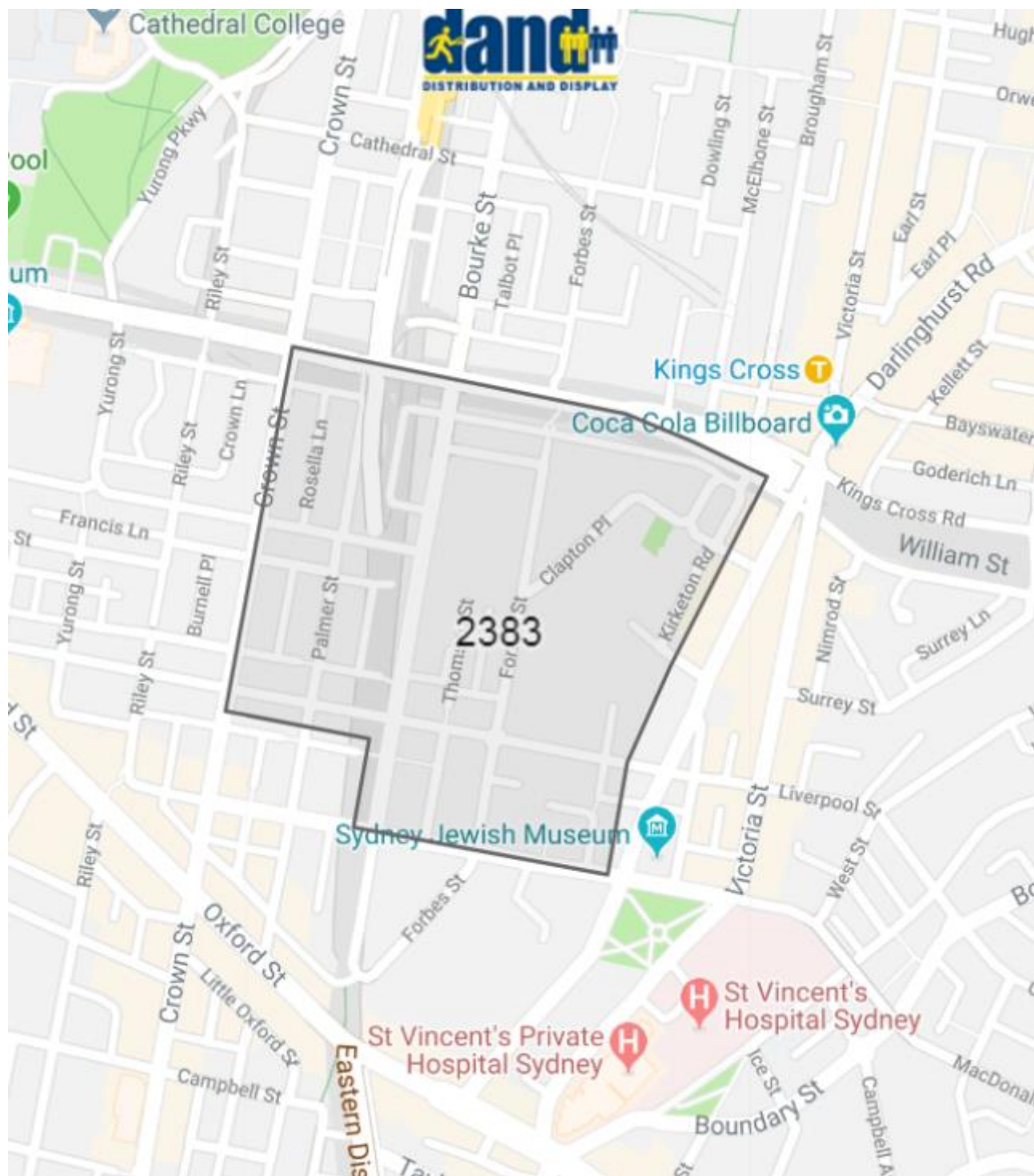
Phone (02) 9387 2600

Kind regards

A handwritten signature in black ink, appearing to read 'Jenny Allum'.

Jenny Allum
Head of School

B Distribution area



C 'Sorry we missed you' flyer



3 Oct 2018

SCEGGS Darlinghurst

Sorry we missed you.

We dropped by today to provide neighbours with an update on the new Campus Masterplan and the redevelopment of Wilkinson House to create engaging and innovative learning spaces and hear your feedback.

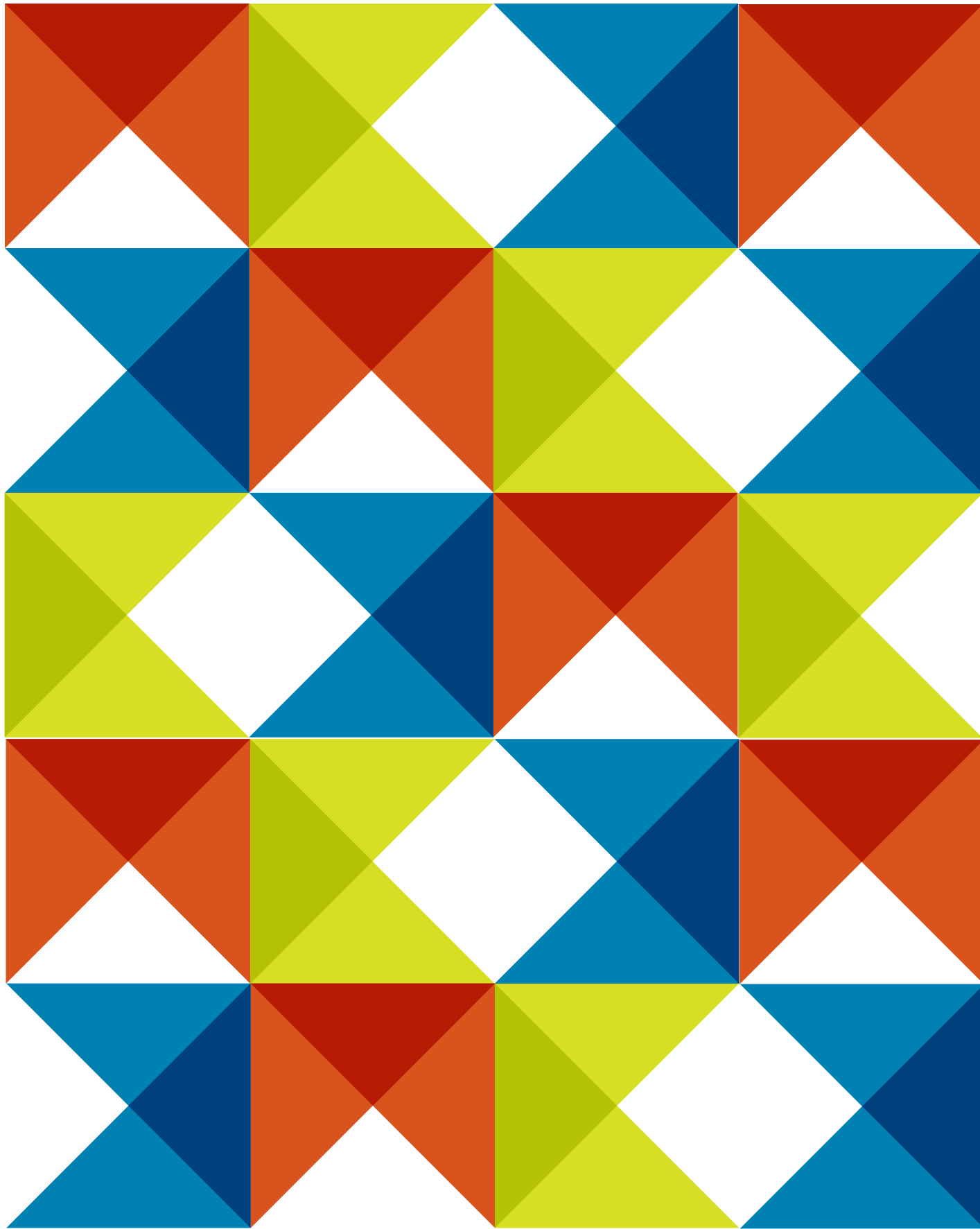
Information about how to find out more is in the attached newsletter and we also encourage you to contact us direct if you have any questions or would like to share your thoughts about the proposal. Please don't hesitate to call 9387 2600 or email sceggsdarlinghurst@elton.com.au

Kind regards

Petra Fowler
On behalf of the Project Team

D Presentations

D-1 Horizon Building



SCEGGS DARLINGHURST

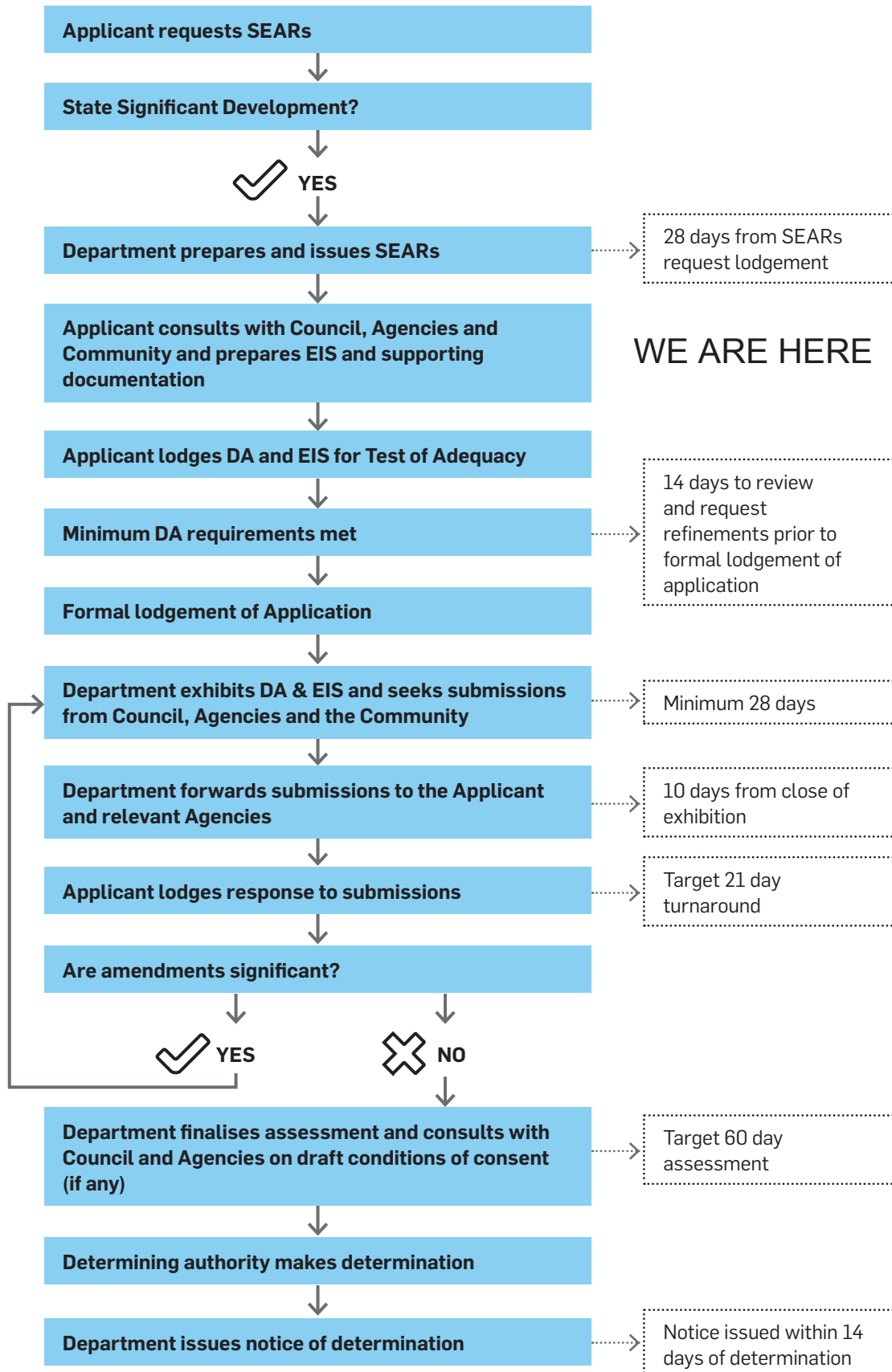
Campus Masterplan and
Redevelopment of Wilkinson House

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- > Site Context
- > Masterplan Proposal
- > Wilkinson House Redevelopment
- > Traffic and parking

Planning Process

STATE SIGNIFICANT DEVELOPMENT APPROVAL PROCESS



Site Context



SCEGGS DARLINGHURST SITE

SITE LOCALITY



LEGEND

-  SCEGGS
-  OTHER SCHOOL
-  TRAIN STATION
-  PARKS
-  COMMERCIAL / RETAIL
-  MAIN ROADS

