

8.2 Building Height Control

A height limit of 15m applies across the SCEGGS campus.

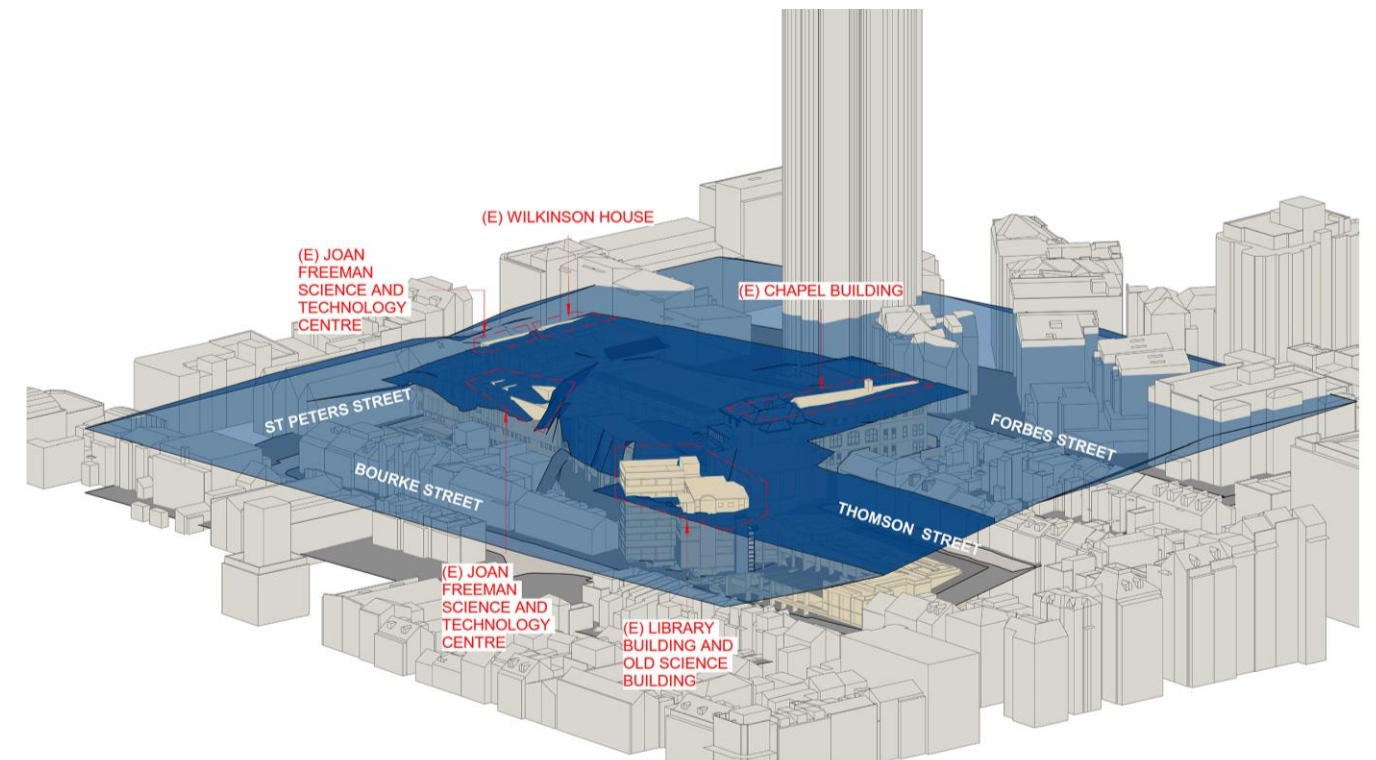
The Masterplan proposes to exceed the height for the following components:

Wilkinson House Redevelopment

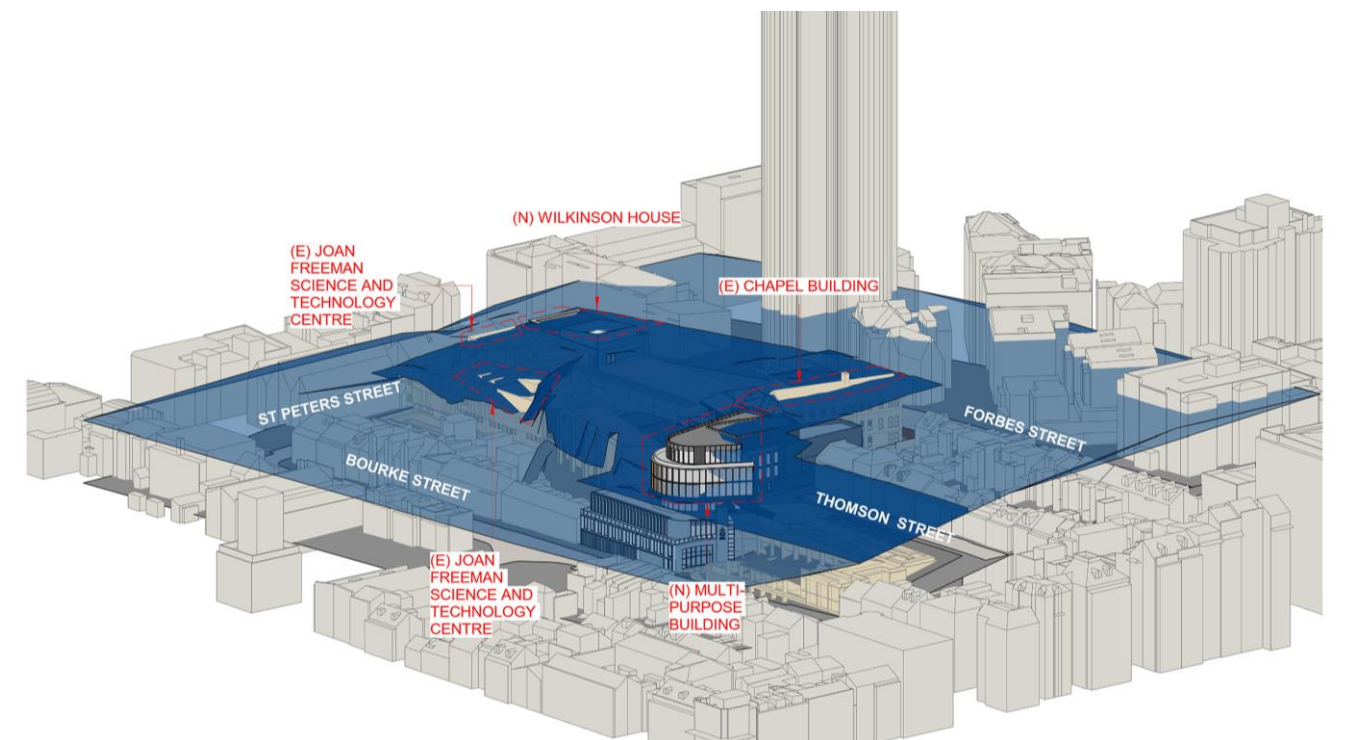
The existing Wilkinson House exceeds the height limit in the north west corner facing onto St Peters Street. The proposed new Wilkinson House building proposes a similar exceedance of the height limit in the same corner.

New Multi-Purpose Building

The existing Library Building and Old Science Building exceed the height limit. The proposed New Multi-Purpose Building proposes to exceed the height limit. This height does not create any further impacts to surrounding neighbours and because the building mass has been set back further from Bourke Street than the existing Library Building and Old Science Building it improves the outlook of the Thomson Street residents and their views towards the city from the principal ground and first floor levels.



15m height plane over the existing campus showing exceedance by the existing Library and Old Science Building



15m height plane over the proposed campus showing exceedance by the new proposed Multi-Purpose Building

8.3 Street Context

The Masterplan proposal generally seeks to improve the street context around the site.

The New Multi-Purpose building rectifies the poor arrangement of the existing Library Building and Old Science Building, which are angled to the street and at odds with the existing terrace house context. The new building form aligns to the 2-storey street height and terrace house pitched roof profile and then sets back above.

The New Administration Building removes the existing rear ad-hoc additions to Barham to provide a new welcoming building that addresses the street and improves the street scape appearance.

The new Wilkinson House Redevelopment addresses the street corner and compliments the Forbes Street and St Peters Street context.



The new Multi-Purpose Building will respond to the Bourke Street terrace house streetscape, rhythm and scale, similar to the facade treatment developed for the adjacent SCEGGS Primary School

8.4 Heritage

The buildings which are the subject of the proposed works of this masterplan include *Barham* (1833), the *Chapel Building* (1901), the *Old Gymnasium* (1925), *Wilkinson House* (1926), the *Science Building* (1967) and the *Library Building* (1970).

The masterplan proposes to demolish a number of the later ad-hoc additions to the buildings, as well as demolition of some buildings of lesser significance (moderate or lower) to allow for replacement buildings.

Refer to the *Heritage Impact Statement* prepared as part of this development application for further information about the history and significance of the buildings on the SCEGGS site and an assessment of the potential impacts of the proposed masterplan on these buildings.



Barham c1908



The Chapel Building c1901

8.5 Landscape

The SCEGGS campus features a diverse range of building styles, ranging from the original Barham building to the recently completed Joan Freeman Science and Technology Centre.

The purpose of the landscape masterplan is to provide an overall vision for the campus – unifying the various characteristics of the campus while remaining sympathetic to the rich heritage of the site. The landscape masterplan proposes a cohesive design language and palette of materials.

The landscape masterplan proposes the following key design principles:

- > Provide a consistency through use of materials
- > Improve street address and sense of arrival
- > Enhance heritage character
- > Maximise usable outdoor space
- > Maintain and enhance existing mature tree canopy

The landscape masterplan addresses the following key Character Zones:

- > Wilkinson House
- > Forbes Street Entry
- > Barham and Heritage Precinct
- > Central Lawn
- > Thomson Street
- > St Peter's and Forbes Street
- > Podium and Rooftop Space

The two significant Moreton Bay Fig Trees at the centre of the campus are retained and protected.

The landscape masterplan design includes additional trees and plantings that enhances opportunities for play and learning.

The landscape design will improve the amenity within the school grounds.

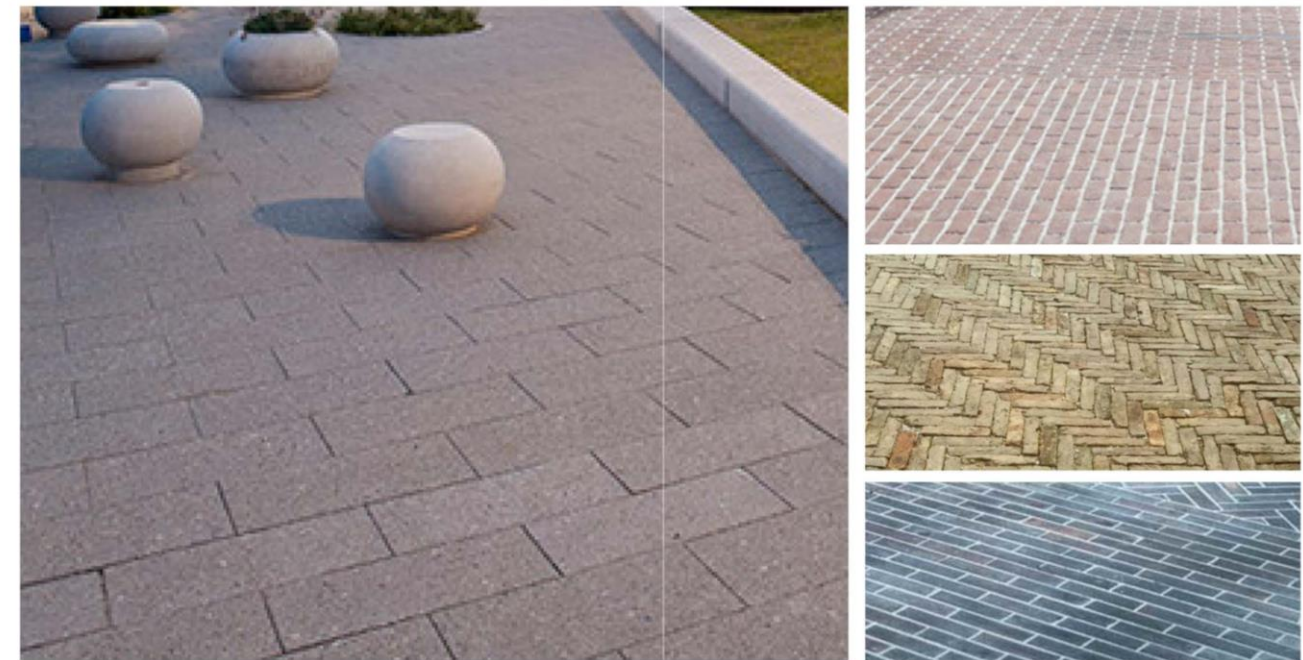
The masterplan builds on the School's commitment to quality domain and outdoor spaces demonstrated in their treatment of St Peter's Street.

Refer to the Landscape Masterplan for further information.



The lightwell between the new Wilkinson Building and the Joan Freeman Building will incorporate a vertical green wall.

Thomson Street will be terminated with landscaping and a vertical green wall.



Landscape Materials Palette

9 Sustainable, Efficient and Durable

Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.

Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.

Design Quality Principle 2, Schedule 4, Education SEPP

9.1 Ecologically Sustainable Development (ESD)

The Masterplan and Stage 1 Wilkinson House Redevelopment have been developed using the principles of ESD and has been assessed against a suitable accredited rating framework - Greenstar. The project is expected to achieve a high level of environmental sustainability and has been benchmarked as Best Practice.

Refer to the ESD Report for further information.

9.2 Passive Design

The Masterplan and Stage 1 Wilkinson House Redevelopment proposes the following passive design principles:

- > Design of facades that respond to the local climate including sun, wind and aspect.
- > Use of natural ventilation and mixed-mode air conditioning to provide high levels of fresh air with reduced energy input.
- > High levels of daylight through skylights and windows.
- > High levels of thermal insulation.
- > Vertical and horizontal sunshades.
- > External materials that are robust, durable and low maintenance.
- > All paints, sealants, adhesives, floor coverings and composite timbers used internally will be low VOC.
- > Acoustic separation between different spaces.

9.3 Energy Efficiency

The Masterplan and Stage 1 Wilkinson House Redevelopment proposes the following energy efficient initiatives:

- > Energy modelling demonstrating a reduction in energy consumption of the proposed building compared to a reference building.
- > The use of mixed-mode air conditioning to provide high levels of fresh air with reduced energy input. The mechanical system will incorporate heat recovery.
- > Energy efficient lighting and smart control systems.
- > Energy efficient hot water system.
- > Metering and monitoring of all services so that they can be managed efficiently.

9.4 Water Efficiency

The Masterplan and Stage 1 Wilkinson House Redevelopment proposes the following water efficient initiatives:

- > Water efficient fittings and fixtures.
- > Rainwater collection and reuse.

9.5 Waste and Recycling

- > The project will target reductions in waste generation during construction and operation.
- > The project will target increased recycling.
- > The building will incorporate separate bins for waste and recycling for separation of waste streams.

9.6 Transport

The SCEGGS Darlingtonhurst campus is well serviced by the existing public bus network, providing access to nearby public facilities and local centres.

The school currently includes bicycle parking facilities and end of trip facilities.



The proposed Multi-Purpose Building will incorporate skylights and voids within deep floor plates in order to maximise natural light and ventilation into the building.

10 Accessible and Inclusive

School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.

(Note. Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.)

Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.

Design Quality Principle 3, Schedule 4, Education SEPP

10.1 Accessible Campus

The SCEGGS Darlinghurst campus has an established central spine that provides pedestrian circulation through the campus and connects with all buildings.

The central spine is easily navigated and wayfinding is relatively straight forward with the exception of access between the Old Gym and Library Building, which is a tighter space with limited visual connections.

The main entry into the school and connection with the central spine is also very convoluted and not clear.

The Masterplan proposes to address these issues. The New Multi-Purpose Building seeks to connect and enhance the pedestrian spine at a podium level. The new works will further improve way finding across the campus and between buildings for all users including after-hours community use.

The new Administration Building will activate the Forbes Street frontage and create an entrance that is visible, engaging and welcoming.

10.2 Accessible Buildings

The Masterplan and Stage 1 Wilkinson House Redevelopment will provide access for people with a disability and provide a continuous accessible path of travel, clear way finding guidance and the equitable provision of accessible facilities.

The existing buildings to be redeveloped do not comply for access and the new proposed works will provide a significant improvement.

The new building work will be designed in accordance with the Building Code of Australia (BCA), the relevant Australian Standards (AS 1428, AS 2890.6, AS 1735.12) and the Disability Discrimination Act’s obligation of equitable and dignified access. This project will be designed to AS 1428.1 – 2009.

Hearing augmentation will be required in spaces provided with an inbuilt amplification system.

Access provisions that will be provided in the Masterplan and Stage 1 Wilkinson House Redevelopment include:

- > Walkways and ramps provided in accordance with AS 1428.1.
- > Stairs provided in accordance with AS 1428.1, including contrasting slip resistant nosings, tactile ground surface indicators and handrails both sides of stairs.
- > Minimum clearances provided through doors of 850mm.
- > Minimum circulation widths and clearances at doors provided in accordance with AS 1428.1.
- > New doors must have a luminance contrast of 30% provided around doorways in accordance with AS 1428.1.
- > All new door hardware is to be lever action.
- > Visual indicators provided on full height glass windows and doors.
- > Switches and controls located between 900mm and 1100mm and no closer than 500mm from internal corners.
- > Accessible toilets and ambulant facilities provided in accordance with AS 1428.1.
- > Signage in accordance with AS 1428.1.
- > A clear height of 2.5m is required to be maintained from the entry to the accessible car parking spaces.

10.3 Community Engagement and Use

The design process has included engaging with neighbours and the school community to develop the brief and vision for the project.

Issues raised by neighbours and the community have been reviewed and addressed in the developed design.

The school regularly shares its facilities with the local community.

Refer to the Indicative Usage Profile for the expected usage of the building.

11 Health and Safety

Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.

Design Quality Principle 4, Schedule 4, Education SEPP

11.1 Healthy Building

The Masterplan and Stage 1 Wilkinson House Redevelopment propose to maximise natural ventilation and natural light to benefit the health and well-being of building occupants.

The new Wilkinson House Redevelopment proposes large areas of glazing to maximise natural light and opportunities for natural ventilation.

11.2 Pedestrian Amenity

The SCEGGS Darlinghurst campus is a car free campus which facilitates good pedestrian amenity.

New buildings generally provide covered areas for protection from sun and rain.

Although the school is located across many levels most of the existing buildings to be retained are accessible via lift and ramp access.

All new building will be designed to provide access to all levels.

External to the campus, the school is well served by a number of key existing pedestrian crossings and traffic calming devices to maximise pedestrian safety.

11.3 Carparking

The Masterplan proposes the addition of basement onsite car parking and pick-up / drop-off as part the new Multi-Purpose Building. This parking is in addition to all existing arrangements and will serve the additional facilities.

The carpark entry from Bourke Street has been designed to minimise impacts to pedestrians and neighbours. The entry has been designed as one vehicular crossover and has been located away from the adjacent residential neighbours.

11.4 Crime Prevention Through Environmental Design (CPTED)

The proposed Masterplan and Stage 1 Wilkinson House Redevelopment incorporates Crime Prevention Through Environmental Design (CPTED) to create a safe and secure environment that encourage activity, vitality and viability, enabling a greater level of security. The design incorporates the four main principles of natural surveillance, access control, territorial reinforcement and space management:

- > The building is located within secure private grounds and protected by the majority of buildings located to the perimeter with security fencing elsewhere and access control to entry gates.
- > The building is naturally surveilled from within the school Campus by students and staff who will be using the facilities at all times when the campus is open.
- > External lighting will be provided to illuminate external spaces and avoid dark shadows.
- > Clear sightlines of the building have been maximised and landscaping designed so as to not obstruct surveillance.
- > Ongoing maintenance strategies will ensure the shaping of trees for clear stems under canopies, the trimming of shrubs and integration with lighting design so to minimise dark areas and shadows in low light conditions.
- > The building will be well maintained and will be highly used.

12 Amenity

Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.

Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.

Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

Design Quality Principle 5, Schedule 4, Education SEPP

12.1 Amenity to Neighbours

The proposal aims to minimise any impacts to neighbours, particularly those adjacent to the development on Forbes Street, Bourke Street and Thomson Street.

The environmental impacts of over shadowing, acoustic amenity, impact to views and overlooking to neighbours are discussed below.

12.2 Over Shadowing

Shadow diagrams have been prepared for the proposed development. These diagrams largely demonstrate that the shadow impacts of the proposed development to neighbours is not adverse and has minimal impact for most of the year.

The City of Sydney DCP standard is to maintain solar access to neighbouring dwellings to at least 50% of the minimum private open space for at least 2 hours of the day in mid-winter between 9:00am and 3:00pm; or where this is not achieved by the existing development, retain the existing solar access.

Refer to the Shadow Diagrams for further information.

12.3 Acoustic Amenity

The Masterplan and Stage 1 Wilkinson House Redevelopment will not reduce the acoustic amenity to neighbours compared to the noise produced from the existing school campus.

The new enclosing buildings will be designed to provide acoustic separation of the facilities to neighbours that do not exceed existing noise levels or levels deemed acceptable by the approving authority.

The mechanical plant areas will be integrated into the new buildings and designed within enclosed roof plant areas. This physical separation will ensure that noise levels are kept within acceptable noise limits to neighbours.

Refer to the Acoustic Report for further information.

12.4 Impact to Views

A detailed views analysis has been carried out for the Masterplan and Stage 1 Wilkinson House Redevelopment.

Thomson Street

The New Multi-Purpose Building is to setback from the Bourke Street frontage so as to maintain and in most cases improve the city views of the residents on Thomson Street from the principal ground and first floor levels.

Wilkinson House

The proposal for Wilkinson House generally maintains a similar bulk and scale to the existing building, however it is slightly higher than the existing building at the southern end where the height limit permits this. This additional height allows the roof plant to be fully integrated into an enclosing roof form.

This slight increase in height has a very minor visual impact to neighbours of the Horizon Apartments on the lower levels.

Refer to the Views Analysis for further information.

12.5 Visual Privacy

The New Multi-Purpose Building podium is located adjacent to terrace house neighbours on Bourke Street at a higher level. In order to prevent overlooking of these neighbours and maintain privacy, the podium level will be designed with a screen or landscaped setback to prevent overlooking.

The New Multi-Purpose Building will be designed so that there are no views or overlooking of the side and rear areas of the residents on Thomson Street.

No views or overlooking are permitted from the proposed building to the side and rear areas of Thomson Street residents. New windows close to Thomson Street will be angled to the city view and away from Thomson Street.

12.6 Campus Amenity

The proposed Masterplan aims to greatly improve the amenity of the SCEGGS Darlinghurst campus.

The main school entry will be opened up and landscaped to create a greater sense of entry into the school and improve access and wayfinding.

The spine of the campus will also be enhanced with a new landscaped podium around the New Multi-Purpose Building that improves the connections between the Primary School and the remainder of the campus and increases the area of useable outdoor learning areas and play space. This area will incorporate passive recreational areas and opportunities for outdoor learning.

13 Whole of Life, Flexible and Adaptive

School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.

Design Quality Principle 6, Schedule 4, Education SEPP

13.1 Flexibility and Adaptation

The proposed Masterplan and Stage 1 Wilkinson House Redevelopment has been designed to be highly flexible and adaptable.

Presently the school is constrained by the lack of large learning spaces.

Large flat flexible multi-purpose spaces are generally proposed that are suitable for a variety of uses and offers the school the maximum flexibility. These larger spaces allow the school to accommodate uses such as meetings, music and drama rehearsals, examinations, flexible learning spaces, etc. They also allow the school to adapt these spaces as learning needs change into the future.

13.2 Whole of Lifecycle

The proposed Masterplan and Stage 1 Wilkinson House Redevelopment has been designed to consider a whole-of-lifecycle approach in consideration of a wider public and environmental benefit over time. Whole-of-lifecycle initiatives include:

- > External materials that are robust, durable and low maintenance.
- > Incorporation of PV panels on the roof to supplement energy consumption.
- > Rainwater harvesting.

14 Aesthetics

School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.

The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.

Design Quality Principle 7, Schedule 4, Education SEPP

14.1 Facade Composition

The facade composition for each component of the Masterplan has been developed in accordance with the Design Guidelines and Development Parameters established for the project.

Generally, the facade composition for each component responds to the surrounding development, urban context and unique environmental conditions.

Wilkinson House Redevelopment

The facade of the new Wilkinson House responds to the adjacent St Peter’s Street precinct and the Joan Freeman building. It does not try to mimic Joan Freeman building but has its own identity that reflects the contemporary nature of the learning spaces contained within. The facade incorporates face brick and sandstone cladding, which is characteristic of the St Peter’s Street precinct.

Face brick work provides a durable finish at the street level. Vertical blades on the northern facade relate to the vertical fenestration of the Joan Freeman Building and cut out low angle sun. Deep horizontal sunshades protect against the northern sun. Vertical slot windows on the eastern facade increase privacy of neighbours whilst maintaining some natural light to learning spaces.

SANDTONE CLAD WALLS RELATE TO THE ST PETERS STREET PRECINCT MATERIALS.

VERTICAL SLOT WINDOWS INCREASE PRIVACY TO NEIGHBOURS WHILST MAINTAINING NATURAL LIGHT TO LEARNING SPACES.

ROBUST FACE BRICK WORK PROVIDES DURABLE FINISH AT STREET LEVEL.



DEEP HORIZONTAL SUNSHADES PROTECT AGAINST NORTHERN SUN.

WHITE VERTICAL BLADES RELATE TO JOAN FREEMAN BUILDING FENESTRATION AND CUT OUT LOW ANGLE SUN.

Wilkinson House Facade Proposal

14.2 Materials and Finishes

The Masterplan requires the new buildings to utilise quality materials and finishes that complement the school and the surrounding context.

The campus features a mixture of materials and finishes, with a predominance of face brickwork and painted concrete / cement render finishes.

Newer building on the campus have also introduced charcoal coloured light weight cladding with accent of timber grained cladding used to soften elements of the buildings.

Wilkinson House Redevelopment

The Wilkinson House Redevelopment has been designed with low maintenance and durable external materials that will complement the character of the school campus and the St Peter’s Street precinct.

External materials consist of 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 street.

The building above this base features large areas of aluminium glazed windows and sandstone cladding, with white vertical concrete blades used to articulate the facade, provide sun protection and relate to the fenestration and material treatment used on the Joan Freeman Building.

Refer to the Wilkinson House Schedule of Materials and Finishes for further information.



VB - PRECAST BLADES



AW - ALUMINIUM WINDOWS



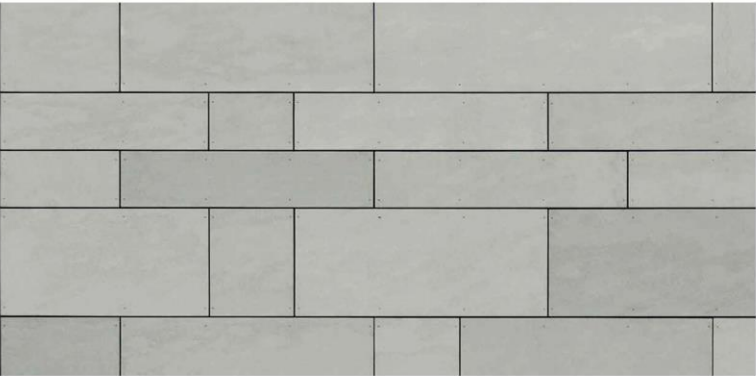
AL - ALUMINIUM LOUVRE DOOR



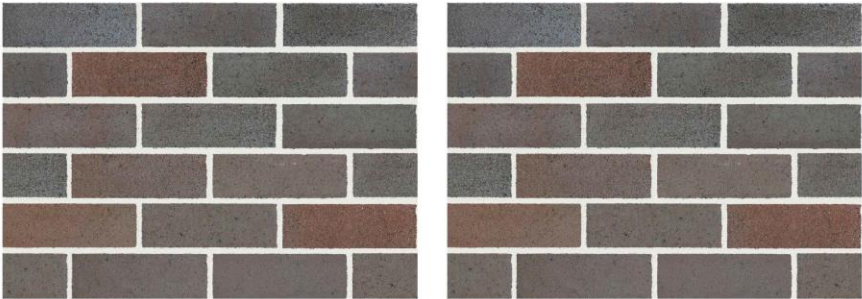
EW1 - SAND STONE



EW2 - METAL CLADDING



EW3 - FIBRE CEMENT CLADDING



BK/F - BOWRAL BLUE BRICK

Wilkinson House Schedule of Materials and Finishes

15 Photomontage Views

15.1 General

Photomontage views have been developed to visually represent the Masterplan and Stage 1 Wilkinson House Redevelopment.

The Wilkinson House views represent the developed design and detailed proposal for this new building.

The views of the Multi-Purpose Building and Administration Building are concept designs as this Development Application is seeking approval for the building envelope and use. These buildings will be the subject of future detailed Development Applications and the views here indicate how these buildings may be developed within the proposed building envelopes and in accordance with the Design Guidelines and Development Parameters.

Wilkinson House Redevelopment

*Artist Impression:
View Looking South West to the Corner of
Forbes Street and St Peters Street*

Wilkinson House Redevelopment

*Artist Impression:
View Looking East along St Peters Street*

Wilkinson House Redevelopment

*Artist Impression:
View Looking North along Forbes Street*

Administration Building



Artist Impression:
View Looking West from Forbes Street to Green Gate Entry

Multi-Purpose Building

*Artist Impression:
View Looking South from the Corner of
Bourke Street and Stanley Street*

Multi-Purpose Building / Barham Restored

*Artist Impression:
Internal View looking South across The Lawn*

Multi-Purpose Building / Barham Restored

*Artist Impression:
Internal View Looking South East towards the restored Barham Building*

Multi-Purpose Building

*Artist Impression:
View Looking North from No. 10 Thomson Street*

16 Design Excellence

The proposed Masterplan and Stage 1 Wilkinson House Redevelopment has undergone a rigorous design process and SCEGGS are committed to delivering the highest standard of architectural, urban and landscape design on their campus.

Design excellence has been established through the detailed analysis of the site and the application of the Design Guidelines and Development Parameters.

The following table provides additional discussion on how the design proposal has achieved design excellence in accordance with clause 6.21(4) of the Sydney Local Environmental Plan 2012:

Sydney LEP 2012, clause 6.21(4) Extract	Assessment of Proposed Development
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	A high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved by compliance with the Design Guidelines and Development Parameters provided at Section 7 of this report. The Wilkinson House Redevelopment provides a purpose-built educational building that will provide contemporary and flexible learning spaces whilst responding to the surrounding street context and environmental factors. The facade incorporates high quality materials of sandstone and face brick, in character with the St Peter’s Street precinct. Vertical blades on the northern façade relate to the vertical fenestration of the Joan Freeman Building and cut out low angle sun. Deep horizontal sunshades protect against the northern sun. Vertical slot windows on the eastern facade increase privacy of neighbours whilst maintaining some natural light to the learning spaces. The building facade incorporates high quality detailing as evidenced in the Photomontage views provided in Section 15 of this report.
(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	The form and external appearance of the proposed development will improve the quality and amenity of the public domain. The Wilkinson House Redevelopment provides a building that is in scale with the surrounding development and outwardly expresses the contemporary learning nature of the building and SCEGGS campus. The new building provides natural surveillance of the surrounding public domain and introduces a richness of materials and quality detailing. The future stages of the Masterplan seek to remove the ad-hoc building additions that do not meet the school’s contemporary learning requirements and detract from the school’s primary heritage assets and streetscape presentation. The future stages include the removal of the existing Library Building, Old Science Building and Old Gym, which are angled to the boundary and do not contribute to the streetscape or character of the area. The future stages propose new purpose-built buildings that respond the streetscape and character of the surrounding area. The development on Bourke Street responds to the 2 storey terrace house materials, scale and articulation. The public domain surrounding each development will be improved with quality landscape treatment.
(c) whether the proposed development detrimentally impacts on view corridors,	The proposed development will not detrimentally impact on view corridors as demonstrated in the Views Impact Analysis.

Sydney LEP 2012, clause 6.21(4) Extract	Assessment of Proposed Development
(d) how the proposed development addresses the following matters: (i) the suitability of the land for development,	The existing land is currently being used by the school for educational uses and is suitable for the proposed development.
(ii) the existing and proposed uses and use mix,	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 and is consistent and compatible with the school’s current long-term use of the site.
(iii) any heritage issues and streetscape constraints,	SCEGGS Darlinghurst is included in Schedule 5 of the City of Sydney Local Environmental Plan, and is located within the C13 East Sydney Special Character and Conservation Area. Within the heritage listing of the site, <i>Barham</i>, the <i>Chapel Building</i> and <i>Wilkinson House</i> are individually mentioned as items of significance. Also, within the School’s campus is the State listed St Peter’s Church Precinct to the north of Wilkinson House. The site is also in the vicinity of many locally listed heritage items. The heritage significance of the buildings which are associated with the proposed developments have been assessed in the Heritage Impact Statement (HIS). A detailed analysis of the phases of construction and modifications to the buildings have informed the assessment. The assessment concludes that within the heritage site of SCEGGS Darlinghurst, the original form of <i>Barham</i> is of exceptional significance, the <i>Chapel Building</i> is of high significance, the <i>Old Gymnasium</i> and <i>Wilkinson House</i> are of moderate significance and the <i>Science and Library Buildings</i> are of little significance. The significance of the C13 East Sydney Conservation Area, neighbouring heritage items and views to and from the site have also been assessed within the report. The heritage issues and potential impacts relating to the proposed development on the SCEGGS site have been identified and assessed in the HIS. ‘Heritage Development Guidelines’ have been formulated to assist in the future detailed design of the buildings in the masterplan, in order to maintain the heritage significance of the identified heritage items and, where relevant, to minimise or mitigate potential adverse heritage impacts. Overarching heritage objectives are provided for each heritage item, supported by principles and explanatory text. Design principles for works affecting items of exceptional and high significance have been provided for: > Architectural form and expression > Connections > Identity and function > Protection of historic fabric In addition to the heritage assessment and conclusions of the HIS, the heritage issues relating to the Wilkinson House Redevelopment are provided in the Wilkinson House Options Analysis report. This report provides an assessment of the impacts that each proposed option may have on the heritage significance of the site, Conservation Area and surrounding heritage items.
(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Acceptable separation, setbacks, amenity and urban form will be achieved by compliance with the Design Guidelines and Development Parameters provided at Section 7 of this report and the proposed building envelopes. The upper levels of the Multi-Purpose Building have been setback from Bourke Street and Thomson Street in order to address impacts of scale, privacy, views and overshadowing and ensure that they do not adversely impact the surrounding development.

Sydney LEP 2012, clause 6.21(4) Extract	Assessment of Proposed Development
(v) the bulk, massing and modulation of buildings,	Acceptable bulk, massing and modulation will be achieved by compliance with the Design Guidelines and Development Parameters provided at Section 7 of this report and the proposed building envelopes. The Wilkinson House Redevelopment and new Administration Building relate to the existing bulk and mass of the existing and neighbouring buildings. The new Administration Building does not exceed the height of the adjacent Chapel Building. The new Multi-Purpose Building relates to the 2 storey terrace house scale on Bourke Street and then sets back above this level to minimise views over neighbours and overshadowing. At the Thomson Street level, the new Multi-Purpose Building sets back in order to maintain and improve views to the city for Thomson Street residents.
(vi) street frontage heights,	Acceptable street frontage heights will be achieved by compliance with the Design Guidelines and Development Parameters provided at Section 7 of this report and the proposed building envelopes. The proposed street frontages relate to the existing street frontage heights of the existing and neighbouring buildings.
(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	Sustainable design is proposed and is discussed at Section 9.1 of this report and the ESD Report. Impacts of overshadowing and solar access, visual and acoustic privacy, and noise are discussed in Section 12 of this report. Wind and reflectivity are addressed in the EIS.
(viii) the achievement of the principles of ecologically sustainable development,	Sustainable design is proposed and is discussed at Section 9.1 of this report and the ESD Report.
(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	Pedestrian access and service access are discussed at Section 11 of this report.
(x) the impact on, and any proposed improvements to, the public domain,	The proposed development aims to improve and enhance the public domain. The Wilkinson House Redevelopment provides a building that is in scale with the surrounding development and outwardly expresses the contemporary learning nature of the building and SCEGGS campus. The new building provides natural surveillance of the surrounding public domain and introduces a richness of materials and quality detailing. The future stages of the Masterplan seek to remove the ad-hoc building additions that do not meet the school's contemporary learning requirements and detract from the school's primary heritage assets and streetscape presentation. The future stages include the removal of the existing Library Building, Old Science Building and Old Gym, which are angled to the boundary and do not contribute to the streetscape or character of the area. The future stages propose new purpose-built buildings that respond the streetscape and character of the surrounding area. The development on Bourke Street responds to the 2 storey terrace house materials, scale and articulation. The public domain surrounding each development will be improved with quality landscape treatment.

Sydney LEP 2012, clause 6.21(4) Extract	Assessment of Proposed Development
(xi) the impact on any special character area,	The C13 East Sydney Special Character Area is significant for its ability to demonstrate the development of an inner city suburb during the mid to late nineteenth century, and includes aesthetically significant and prominent buildings and institutions such as SCEGGS Darlinghurst and the former St Peter's Church, as well as a number of fine terraces and inter-war residential flat buildings. The Special Character Area is exemplified by its small lot subdivisions for terrace dwellings and its relatively low building height. The architectural character of the buildings contribute to the streetscape and range from Victorian terraces to inter-war flat buildings. The potential impacts relating to the proposed development on the SCEGGS site on the character of the C13 East Sydney Special Character Area have been assessed as part of the Heritage Impact Statement (HIS). The character of the locality will be maintained and enhanced through compliance with the Design Guidelines and Development Parameters within the HIS.
(xii) achieving appropriate interfaces at ground level between the building and the public domain,	The proposed development provides appropriate interfaces at the ground level between the buildings and the public domain. The primary pedestrian entries into the campus are maintained and enhanced. The new Administration Building propose a more open and welcoming landscape entry treatment with a new building behind that provides a main entry into the school and will accommodate the directly related administrative functions. The new Multi-Purpose Building provides a 2 storey scale, quality materials and articulation that complements and responds to the adjacent terrace houses.
(xiii) excellence and integration of landscape design.	Excellence and integration of landscape design will be achieved by compliance with the Landscape Masterplan included as part of this development application. The purpose of this landscape masterplan is to provide an overall vision for the campus - unifying the various character areas while remaining sympathetic to the he rich heritage of the site, providing a cohesive design language and palette of materials, and building on the School's commitment to quality public domain and outdoor spaces.

17 Conclusion

This Design Report has clarified the design intent of the proposal and demonstrated how design quality has been achieved in accordance with the Design Guide for Schools and the Design Quality Principles outlined in Schedule 4 of the Education SEPP and clause 6.21 of Sydney Local Environmental Plan (LEP).

The proposed Masterplan and Stage 1 Wilkinson House Redevelopment has undergone a rigorous design process and SCEGGS are committed to a quality outcome.

Design excellence has been established through the detailed analysis of the site and the application of the Design Guidelines and Development Parameters.