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06 May 2021

Prity Cleary  
Department of Planning Industry and Environment  
4 Parramatta Square, 12 Darcy Street,  
Parramatta NSW

Dear Prity,

## **S4.55(1A) MODIFICATION APPLICATION - SCEGGS DARLINGHURST CONCEPT PLAN AND STAGE 1 (SSD-8993) - HERITAGE STATEMENT**

### **INTRODUCTION**

This Heritage Statement has been prepared on behalf SCEGGS Darlinghurst Limited (**the Applicant**) to support a Section 4.55(1A) application in relation to the Concept State Significant Application (**Concept SSD 8993**) for SCEGGS main school campus located at 215 Forbes Street, Darlinghurst (**the site**).

The modification relates to condition *A13 Heritage Conservation Management Plan (CMP)*. SCEGGS is seeking to amend condition A13 to allow for the staging of CMPs for the entire site, including detailed CMPs for Wilkinson House, Barham and Chapel Buildings. It is also proposed to amend the condition to allow for concurrent submission of the CMP and SSDA for Wilkinson House as part of the Stage 1 works.

### **PROPOSED MODIFICATION**

Condition A13 is proposed to be amended as follows:

#### **Original condition**

*A 13 Heritage Conservation Management Plan*

*A heritage conservation management plan (CMP) is to be prepared for the Site by a suitably qualified heritage consultant and submitted to the satisfaction of the Secretary following consultation with Council. This is to occur prior to any future development applications associated with the Concept Approval being submitted. The CMP should acknowledge the Concept Approval, and address options for the adaptive re-use of Wilkson House.*

#### **Amended condition (Amended wording in red):**

### *A13 Heritage Conservation Management Plan*

*(a) a whole site heritage conversation management plan (CMP) is to be prepared, as the overarching heritage strategic management document for the entire Site and should acknowledge the Concept Approval and all components of the Site. The whole site CMP is to be prepared for the Site by a suitably qualified heritage consultant and submitted to the satisfaction of the Secretary following consultation with Council. This is to occur prior to any future development applications associated with the Concept Approval being submitted.*

*(b) As part of the Detailed Development Application for Wilkinson House, a detailed CMP for Wilkinson House is to be prepared by a suitably qualified heritage consultant and appended to the approved whole site CMP as referred above. This CMP should address the adaptive re-use of Wilkinson House. The CMP is to be prepared to the satisfaction of the Secretary following consultation with Council.*

*(c) As part of any subsequent Detailed Development Application associated with the Concept SSD 8993, which incorporates works to Barham and/or the Chapel Building, further detailed CMPs relating to Barham and/or Chapel Buildings (which ever the subject of the detailed development application) are to be prepared by a suitably qualified heritage consultant and appended to the approved CMP for the entire site as referred above. The CMPs are to be prepared to the satisfaction of the Secretary following consultation with Council.*

We propose to develop the CMP in four parts including:

- Whole Site: High level strategic CMP for whole of site
- Wilkinson House: Detailed individual CMP as attachment to Whole Site CMP
- Barham: Detailed individual CMP as attachment to Whole Site CMP
- Chapel Building Detailed individual CMP as attachment to Whole Site CMP

It is proposed to undertake the Whole Site CMP and Wilkinson House CMP as part of Stage 1, with the individual CMPs for Barham and Chapel Building to be prepared as part of the later stages of the project.

The Whole Site CMP would include, but is not limited to the following scope:

- Detailed historical research on the SCEGGS campus (detailed historical research on Wilkinson House, Barham and Chapel Building to be included as part of individual CMP)
- Comparative analysis of campus
- High level significance assessment of the overall campus including mapping and gradings of significance of overall built forms and landscape elements (detailed significance assessment and gradings of significance for Wilkinson House, Barham and Chapel Building to be including as part of individual CMPs)
- Identification of opportunities and constraints for the overall campus
- Preparation of heritage design guidelines for the campus redevelopment
- Conservation policies and management guidelines for the whole of campus

The individual CMPs for Wilkinson House, Barham and Chapel buildings will form Appendices to the overall Whole Site CMP and will include detailed analysis of each of the three buildings. These will include, but are not limited to the following scope:

- Integration and linking to whole of site CMP
- Detailed historical research on the building
- Comparative analysis
- Significance assessment and detailed mapping and grading of fabric (all fabric and spaces)
- Identification of opportunities and constraints and development of heritage design guidelines
- Adaptive reuse options for Wilkinson House including options considered (only for Wilkinson House)
- Preparation of conservation policies and management guidelines specific to the individual building buildings

The proposed modification to Condition A13 is proposed to facilitate the ease of use of the CMP and to expediate the preparation for the Stage 1 works. The preparation of a CMP for the entire School will be a very lengthy process and the requirement for a detailed whole of site CMP to be prepared prior to any future applications will delay the ability for SCEGGs to move forward with their much needed first stage of works (being those associated with Wilkinson House).

Therefore, SCEGGs would like to amend Condition A13 to allow for the staged submission of the Whole Site CMP and Wilkinson House as part of the Stage 1 works. This allows for a more iterative and concurrent process of the design development of Wilkinson House, which is also informed by the wider strategic whole of site CMP and preparation of CMPs for the Whole of sit

Prior to submission, the CMPs will be prepared in consultation with both DPIE and Council.

Further, subsequent detailed CMPs for Barham and/or Chapel Buildings will also be prepared as part of any subsequent application associated with the building, to guide the future design of the buildings and reflect the distinct stages of works for the site (which will be subject to separate SSDAs).

The Master Plan is envisaged to be delivered over the next 20 years. The planning for Stage 2 would occur following occupation of Wilkinson House, and for Stage 3 after occupation of Stage 2. Delivery of each future stage will depend on aspects of demand and funding in conjunction with obtaining the relevant approvals.

## **HERITAGE IMPACT**

The proposed modification to Condition A13 will not involve any built form changes to the site and will only affect the timing of the delivery of the CMPs for the SCEGGs campus.

Each of the four CMPs will still be prepared prior to finalising any proposed detailed design for each of the stages of the project, the first being for the Whole of Site CMP and the detailed CMP for Wilkinson House. Each of the CMP's will also be prepared in consultation with both DPIE and Council as per the original wording of Condition A13. Both CMPs will be prepared prior to the lodgement of an SSDA and will incorporate any comments and changes as which had been issued as part of the consultation process.

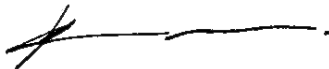
The preparation of the Whole of Site CMP, followed by the Wilkinson House CMP as part of the Stage 1 works will still ensure that the overarching strategies, policies and considerations, in terms of heritage, are addressed as part of the detailed design of the staged works, ensuring that the best heritage outcome for the site is still achieved. The CMP for Wilkinson House will still acknowledge the Concept Approval and will address the options for the adaptive re-use of Wilkinson House. The preparation of the detailed CMPs for Barham and the Chapel building would be prepared at a later date, prior to undertaking the detailed design of the stage of works in which they will form part, thus ensuring that the significance and relevant policies of each of these buildings will be incorporated and addressed as part of the staged works.

The division of the CMP into these four parts will still achieve the intent of the Condition A13, as originally worded, however, will have the added benefit of allowing the document to be split into manageable portions to ensure the timely preparation of each of the stages of works for the SCEGGS campus redevelopment.

## CONCLUSION

In conclusion, it is considered that the proposed amendments to Condition A13 of Concept SSD 8993 are acceptable from a heritage perspective and will still achieve the intent of the condition as originally worded, while allowing for the timely preparation of each of the stages of works.

Kind regards,

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher but appears to be a personal name.

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