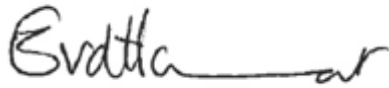


Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, under delegation executed on 26 April 2021, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Erica van den Honert
Executive Director
Infrastructure Assessments

Sydney Tuesday 06 July 2021

SCHEDULE 1

Development consent: **SSD 8993** granted by the Independent Planning Commission on 22 May 2020

For the following: Concept Proposal for the redevelopment of SCEGGS including:

- demolition of Science and Library Building, Old Gym Building, part of additions to Barham Building;
- conservation works to the existing Barham Building for use for general school purposes;
- three building envelopes and land use comprising:
 - maximum six storey Multi-Purpose Building envelope for general school purposes and childcare centre and including pick-up/drop-off and car parking facilities;
 - four storey Wilkinson House building envelope for general school purposes (as amended by Condition A5); and
 - maximum three storey Administration Building envelope for general school purposes.

Applicant: SCEGGS Darlinghurst

Consent Authority: Minister for Planning and Public Spaces

The Land: 215 Forbes Street Darlinghurst (Lot 200 DP 1255617)

Modification: SSD-8993-Mod-2: Amendment to condition A13, to allow the Heritage Conservation Management Plan (CMP) to be staged including a 'whole of site' CMP for the Concept proposal and detailed CMPs for the future stages.

SCHEDULE 2

The consent (SSD-8993) is modified as follows:

1. Schedule 2 – Part A – Administrative Conditions – Condition A2 is amended by adding the words in **bold and underline** as follows:

Terms of Consent

- A4. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, RtS, RRFI and **SSD-8993-Mod-2; and**
 - (d) in accordance with the approved plans in the table below:

Architectural drawings prepared by TKD Architects			
Dwg No.	Rev	Name of Plan	Date
AR.MP.110 2	D	PROPOSED SITE PLAN	15.01.20
AR.MP.110 3	B	GFA CALCULATIONS	26.09.18
AR.MP.110 4	A	EXISTING AND DEMOLISHED GFA PLANS	26.09.18
AR.MP.210 1	E	PROPOSED MASTERPLAN ENVELOPE LEVEL 1	15.01.20
AR.MP.210 2	D	PROPOSED MASTERPLAN ENVELOPE LEVEL 2	15.01.20
AR.MP.210 3	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 3	26.09.18
AR.MP.210 4	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 4	26.09.18
AR.MP.210 5	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 5	26.09.18
AR.MP.210 6	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 6	26.09.18
AR.MP.210 7	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 7	26.09.18
AR.MP.210 8	D	PROPOSED MASTERPLAN ENVELOPE ROOF LEVEL	15.01.20
AR.MP.210 9	D	ENVELOPE DIMENSIONS LEVEL 1	15.01.20
AR.MP.211 0	D	ENVELOPE DIMENSIONS LEVEL 2	15.01.20
AR.MP.211 1	D	ENVELOPE DIMENSIONS ROOF LEVEL	15.01.20
AR.MP.300 2	D	PROPOSED MASTERPLAN ENVELOPE ELEVATIONS	15.01.20
AR.MP.400	C	PROPOSED MASTERPLAN ENVELOPE	26.09.18

3		SECTIONS 1	
AR.MP.400 4	C	PROPOSED MASTERPLAN ENVELOPE SECTIONS 2	26.09.18
AR.MP.500 2	C	PROPOSED SHADOW DIAGRAMS_SPRING- SUMMER-AUTUMN	26.09.18
AR.MP.500 4	C	PROPOSED SHADOW DIAGRAMS_WINTER	26.09.18
AR.MP.500 6	C	PROPOSED SHADOW DIAGRAMS_WINTER_THOMSON ST	26.09.18
AR.MP.500 9	C	PROPOSED SHADOWS ON THOMSON STREET ELEVATION WINTER	26.09.18
AR.MP.600 1	C	3D HEIGHT PLANE 1	26.09.18
AR.MP.600 2	C	3D HEIGHT PLANE 2	26.09.18
AR.MP.600 3	B	3D HEIGHT PLANE 3	26.09.18
AR.MP.600 4	B	3D HEIGHT PLANE 4	26.09.18
AR.MP.600 5	B	3D HEIGHT PLANE 5	26.09.18
AR.MP.600 6	B	3D HEIGHT PLANE 6	26.09.18
Concept landscape drawings prepared by Context			
Dwg No.	Rev	Name of Plan	Date
18549	D	LANDSCAPE CHARACTER ZONES	September 2019
18549	A	LANDSCAPE MASTERPLAN	September 2019
18549	A	CHARACTER ZONE – WILKINSON HOUSE	September 2019
18549	A	CHARACTER ZONE – FORBES STREET ENTRY	September 2019
18549	A	CHARACTER ZONE – FORBES STREET ELEVATION	September 2019
18549	A	CHARACTER ZONE – HERITAGE ZONE	September 2019
18549	A	CHARACTER ZONE – CENTRAL LAWN	September 2019
18549	A	CHARACTER ZONE – CENTRAL LAWN (section)	September 2019
18549	A	CHARACTER ZONES – PODIUM + ROOFTOP	September 2019
18549	A	CHARACTER ZONES – PODIUM + ROOFTOP (section)	September 2019
18549	A	MATERIALITY	September 2019

2. Schedule 2 – Part A – Administrative Conditions – Condition A13 is amended by the deletion of the ~~struckout~~ words/numbers and adding the words in **bold and underline** as follows:

Heritage Conservation Management Plan

A13. ~~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 and endorsement of the Heritage Office. This is to occur prior to any future development applications associated with the Concept Proposal being submitted. The CMP should acknowledge the Concept Approval, and address options for the adaptive re-use of Wilkinson House.~~

- A13. **A heritage conservation management plan (CMP) must be prepared for the Site by a suitably qualified heritage consultant, in consultation with Council. The CMP must:**
- a) **be the overarching strategic heritage management document for the entire Site;**
 - b) **acknowledge the Concept Proposal and all heritage components of the Site;**
 - c) **provide broad strategies for the adaptive re-use of Wilkinson House;**
 - d) **provide broad strategies for heritage conservation and management of the other significant heritage buildings within the Site including the Barham and Chapel Buildings; and**
 - e) **be submitted and endorsed by the Planning Secretary prior to the lodgement of any future development application for subsequent stages, associated with the Concept Proposal.**

3. Schedule 2 – Part B – Conditions to be Satisfied in Future Development Applications – Conditions in **bold and underline** to be added as follows:

Heritage

B4A. A detailed CMP for Wilkinson House must be prepared by a suitably qualified heritage consultant. The CMP for Wilkinson House must:

- a) **be consistent with the endorsed overarching CMP in condition A13;**
- b) **be prepared in consultation with Council;**
- c) **include details of options for the adaptive re-use of Wilkinson House; and**
- d) **be submitted prior to or with the future detailed development application for Wilkinson House, associated with the Concept Approval.**

B4B. Detailed CMPs relating to Barham and/or Chapel Buildings (as relevant to the development application) must be prepared by a suitably qualified heritage consultant and be submitted prior to or as part of any subsequent detailed development application(s) involving these buildings, associated with the Concept Proposal. The detailed CMPs for these buildings must be consistent with the endorsed overarching CMP in condition A13.

End of modification
(SSD 8993 MOD 2)