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Brent Devine
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Parramatta NSW

Dear Brent,

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

BACKGROUND & PURPOSE

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 the SCEGGS Darlinghurst campus school campus located at 215 Forbes Street, Darlinghurst.

The modification relates to the approved Wilkinson House building envelope (which is also the existing building envelope) and associated conditions under the Concept SSD. The modification is lodged concurrently with the first detailed SSDA (SSD-19989744) under the Concept Approval for the adaptive reuse of Wilkinson House. Accordingly, the modification seeks to reflect the proposed detailed design prepared by Smart Design Studio, which includes minor external alterations and additions, internal alterations to the existing Wilkinson House and landscape changes.

This HIS is required as part of the application as Wilkinson House is one of three significant buildings located within the SCEGGS Darlinghurst campus which is heritage listed under the *Sydney Local Environmental Plan 2012 (Sydney LEP 2012)*

SITE LOCATION & DESCRIPTION

Wilkinson House is located within the SCEGGS Darlinghurst campus at the corner of Forbes and St Peters Street. Wilkinson House (formerly Gwydir Flats) is a three storey (including a basement) Inter-War Georgian revival style converted residential flat building constructed in 1926 and designed by Emil Sodersten. Wilkinson House was purchased by the SCEGGS in 1960 and converted into a boarding house for use by SCEGGS boarders. The building was used as a boarding house from 1962 until 2001 when it was converted into teaching spaces, offices and other associated uses for the school.

HERITAGE LISTING & CONTEXT

The SCEGGS Darlinghurst campus is listed under Part 1 of Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012* (Item No. I301) as 'Sydney Church of England Girls Grammar School group including Barham, Chapel Building and Wilkinson House and their interiors and grounds' (Figure 1). The site is also located within the East Sydney Heritage Conservation Area (Item No. C13) under the *Sydney LEP 2012* in which Wilkinson House is recognised as contributory item. It is also located in proximity of a number of other heritage items listed under the *Sydney LEP 2012* and the State Heritage Register.

In response to Conditions A13 and B4A, Conservation Management Plans have been prepared for both the SCEGGS Darlinghurst Campus and Wilkinson House as follows:

- Urbis, *Conservation Management Plan: Part 1, SCEGGS Darlinghurst Campus* (26 November 2021) endorsed by Planning Secretary on 8 December 2021; and
- Urbis, *Conservation Management Plan: Part 2, Wilkinson House* (17 January 2022).

The proposed modifications have been assessed in relation to the relevant policies contained within the Part 1 and Part 2 CMPS.



Figure 1 – Existing heritage listings under the *Sydney LEP 2012* and the State Heritage Register with Wilkinson House outlined in blue

PROPOSED MODIFICATION

The Section 4.55(1A) modification application seeks to amend the concept approval for SCEGGS main school campus, namely, to amend the existing Wilkinson House building envelope to allow for minor protrusion beyond the approved building envelope (which conforms to the existing building) including:

- Extend the approved building envelope of Wilkinson House further to the south to accommodate a lift with a maximum RL of 46.44.
- Slightly increase the building envelope height by 330mm.
- Extend the building envelope over the roof of Joan Freeman building to the west to accommodate plant enclosure over existing fire stair.
- Minor extension to the southwestern façade to accommodate future stairwell and fire room.

Urbis has been provided with the Section 4.55 architectural plans prepared by Smart Design Studio dated 24 September 2021. Extracts of the proposed buildings envelope are provided below for reference.

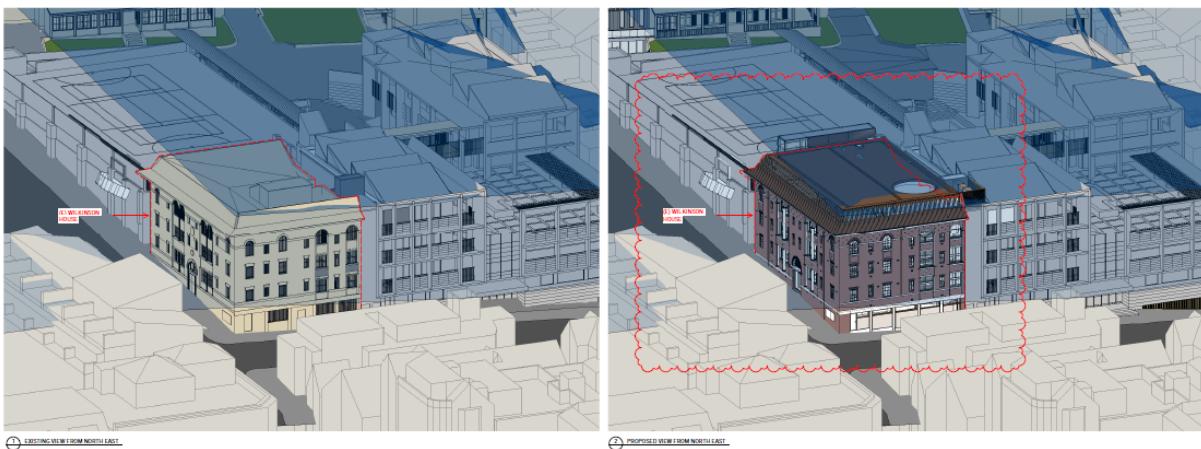


Figure 2 - Existing (left) and proposed (right) view from north east toward Wilkinson House

Source: Smart Design Studio, 3D Height Plan 6, AR.MP.6006, Revision C, 24.09.21



Figure 3 - Proposed north elevation envelope (left) and proposed east elevation envelope (right).

Source: Smart Design Studio, Proposed Masterplan Env Elevs, Revision E, 24.09.21

HERITAGE IMPACT

The proposed extensions to the buildings envelope, including the minor height increase and the expansion of the envelope to the south of Wilkinson House, are considered to be acceptable and will not result in any negative impacts to Wilkinson House or the SCEGGS Darlinghurst campus.

The proposed height increase over Wilkinson House will not exceed the western parapet wall of the building, and thus will ensure that any proposed modifications to the building at the roof level of Wilkinson House are minor. The CMP prepared for Wilkinson House (Part 2) allows provision for development at the roof level (Policy 38), provided that any new additions are setback from the ridgeline and the original roof form retains its prominence for Forbes and St Peters Street. The minor height increase allows for this policy to be complied with, without having any negative impacts on the overall significance of the building. In addition, the proposed addition to the existing fire stair of the Joan Freeman Building, does not exceed the overall height of the proposed Wilkinson House envelope and is considered to be appropriate and will not have any negative impacts on the building.

The proposed expansion of the building envelope to the south of Wilkinson House too will result in no negative impacts. The proposed envelope is appropriately setback from the eastern façade of Wilkinson House and any resultant built form will allow the original form and facades of the building to remain visually prominent within the streetscape (Policy 40). The overall height of the proposed envelope to the south is minorly higher than the proposed overall envelope of Wilkinson House (approximately 0.6m), however this difference in height is proposed to be able to accommodate a future lift, which will allow for equitable access to the building. This minor height differentiation between the envelope height for Wilkinson House and the addition to the south is considered to be negligible and is considered to be appropriate from a heritage perspective. Any new addition to the south of Wilkinson House (within the proposed envelope) will need to be sympathetic in form, scale and design to ensure that it will retain and/or enhance the heritage significance of Wilkinson House and the wider SCEGGS Darlinghurst campus.

Further, as the modifications to the proposed envelope will not result in any negative impacts to Wilkinson House, these modifications too will also ensure that not negative impact occur to the SCEGGS Darlinghurst campus, the East Sydney HCA and the surrounding heritage items. This is achieved due to the very minor increase in the building height envelope and minor extension of the envelope to the south of Wilkinson House, which will be recessive from the Forbes Street and will not have any negative impacts on streetscape, HCA or surrounding heritage items.

CONCLUSION

In conclusion, it is considered that the proposed extensions to the buildings envelope, including the minor height increase and the expansion of the envelope to the south of Wilkinson House, are considered to be acceptable and will not result in negative impacts to Wilkinson House, the SCEGGS Darlinghurst campus, East Sydney HCA and surrounding heritage items.

As such, it is recommended that this modifications application is viewed favourably on heritage grounds.

Kind regards,



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