

Department of Planning, Industry and Environment response to matters raised by the Independent Planning Commission in its letter dated 2 April 2020 and received prior to the meeting in relation to SCEGGS Darlinghurst (SSD 8993) to be held at 3:30pm on Wednesday 8 April 2020

The Independent Planning Commission (the Commission) wrote to the Department seeking further clarification on several matters. The Department's response to these matters is provided below:

1. *How many remaining examples of the Wilkinson House type architecture remain and where?*

Department Response:

The Department is not aware of how many Emil Sodersten building(s) from the period remain or where they are. This information should be sought from the applicant.

2. *Notwithstanding the CDP threshold issue, what is the Department's view on the merit of requiring a CDP for each of the 3 envelopes and specifically at this stage the redevelopment of the Wilkinson Building?*

Department Response:

As discussed in the Department's Assessment Report (AR) in Section 4.3.2, the provisions of SEPP (Educational Establishments and Child Care Facilities) 2017 turn off the requirements of SLEP.

Notwithstanding that the SLEP CDP requirement is turned off by the Education SEPP, the Department considers the Application has demonstrated that the development represents good design outcomes:

Concept Proposal

The Department's Assessment Report (AR) indicates at section 6.2.3 that the Applicant is committed to a rigorous design process which includes consideration of the SLEP design excellence criteria for all buildings, notwithstanding they do not strictly apply to the project. In addition, the application includes Design Guidelines and Development Parameters to guide the design of future buildings.

The Department is confident future buildings shown at Figures 10, 11 and 24 of Department's AR are capable of achieving design excellence, noting the indicative building designs are appropriately proportioned and articulated, provide an appropriate built form transition to existing buildings within and adjoining the site and include materials inspired by the surrounding context.

Stage 1 works

The Department supports the design of the proposed redevelopment of Wilkinson House. The Department's AR concludes the replacement Wilkinson House building (Stage 1 works) achieves design excellence and results in a building which has been designed and articulated to appropriately fit within its urban context without having an adverse impact on the character of the locality.

3. *Did the Department independently verify view loss concerns particularly for the level 2 view from the Horizon units?*

Department Response:

The Department's AR confirms at section 6.4.1 that the view loss impact to Level 2 of the Horizon Building is minor based on the 'tenacity' principles.

Due to the only minor impact on views, the Department did not conduct an independent review.

4. Will there be any increase in functions associated with these two buildings and if so, were noise and traffic related impacts considered?

Department Response:

The Department is unclear what the two buildings are being referred to here, notwithstanding, the Department has provided comments in relation to both the Concept Proposal (Multi-purpose building and Administration building) and Stage 1 (Wilkinson House building).

Concept Proposal

The proposal seeks to maintain the current education function on site and the proposal does not include an increase or amendment of the existing arrangements for community use of school facilities.

The proposal does however include the introduction of a childcare centre use to the site, which would comprise a maximum of 45 children and 5 staff.

The Applicant's Transport Impact Assessment (TIA) has considered the traffic impact associated with this new use and demonstrates that impacts on the operation of the road network and intersection performance would only be minor (Section 6.3.2 of the Department's AR). The Department has recommended a condition (condition B11) requiring all future DA(s) include a detailed TIA to assess traffic impacts.

Noise impacts associated with the operation of the new Multi-Purpose and Administration building envelopes (including the childcare centre), would be considered as part of the assessment of future development applications (DA(s))

Stage 1 works

The Stage 1 works seek to maintain the current education function on site and does not include an increase or amendment of the existing community use of school facilities. The Department's AR concludes that the operational noise associated with the replacement Wilkinson House building is expected to be adequately contained within the building façade and noise associated with mechanical plant can be managed/mitigated (Section 6.5.2).

5. What is the Department's view on the adequacy of construction noise mitigation measures proposed by the Applicant and their ability to mitigate sound levels at the most affected receivers?

Department Response:

Concept Proposal

The Department's AR confirms at Section 6.5.1 (page 65) that the impacts of future construction works associated with the Concept Proposal can be appropriately managed and mitigated subject to detailed noise assessment in relation to the individual stages.

The Department has recommended condition B19 requiring all future DA(s)) provide an assessment of construction impacts, including noise impacts.

Stage 1 works

The Department's AR confirms at Section 6.5.1 (page 67) that the Department considers the Applicant's proposed construction noise mitigation measures are suitable and their implementation would assist in providing noise relief to adjoining neighbouring properties given its location within a well-established urban environment. The noise mitigation measures include preparation of Construction Noise, Vibration Management Plan (CNVMP), installation of a 2.4m hoarding around

the construction site, selection of quietest feasible construction equipment and provision of respite periods.

In addition to the Applicant's noise mitigation measures, the Department has recommended:

- conditions C13 and C15 which require the preparation of a Construction Environmental Management Plan, CNVMP to further refine the noise mitigation measures, following the development of the Applicant's construction methodology.
- conditions D5 to D8 ensure the development is constructed in accordance with Council's recommended hours of construction and that construction include noise respite periods
- conditions D14 to D20, which establish construction noise and vibration limits.

Subject to the above conditions the Department is satisfied that construction noise impacts can be appropriately managed and/or mitigated in relation to Stage 1 works.

6. Will vibration criteria be applied to adjoining buildings?

Department Response:

Concept Proposal

The Department has recommended condition B19, which requires future DA(s) include a CNVMP. The CNVMP will assess both noise and vibration impacts on adjoining buildings.

Stage 1 works

The Department's AR confirms Section 6.5.1 (page 65) that vibration criteria will be applied to adjoining buildings.

The Department has recommended conditions C13 and C15 which require the preparation of a CNVMP. Recommended Conditions D18 to D20 set out vibration criteria to be applied to adjoining buildings.

The Department also recommended C3 which relates to the need to prepare dilapidation reports and specialised engineers reports relating to managing vibration impacts during construction.

Recommended:



Karen Harragon
Director
Social Infrastructure Assessments

Approved:



David Gainsford
Executive Director
Infrastructure Assessments
8 April 2020