

5 April 2022

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

SCEGGS Development Applications: Mod 3 and Wilkinson House Adaptive Reuse

I write to request changes to the SCEGGS development proposals in order to protect residential amenity in the adjacent densely populated neighbourhood.

SCEGGS Darlinghurst provides valuable education services and it is important that it is able to upgrade and modernise its premises. There is community support for the adaptive reuse of Wilkinson House however unamended, the proposed applications could result in unacceptable traffic and noise impacts for the local community.

Modification 3 – Traffic Assessments

Modification 3 proposes replacing an obligation on the school to conduct a road safety evaluation when submitting new development applications with an obligation to instead conduct a road safety audit. Unlike a road safety evaluation, a road safety audit does not encompass assessment of existing traffic issues caused by the school.

Adjacent residents report that traffic jams are a regular occurrence during school drop-off, pick-up and large-scale activities including weekend or evening events. Limited access and egress with Forbes Street means the street is regularly at gridlock and cars cannot get out unless they do a U-turn at the end of the street, with many illegally using the private driveway of the Horizon building to make this manoeuvre.

Addressing the problem is long overdue and the community called for the concept plan to be used to provide a resolution with the condition for a road safety evaluation the agreed compromise.

I am concerned that the proposed change in conditions represents a significant watering down that will make traffic congestion in the area unlikely to be resolved in the future.

Removal of the requirement to conduct a road safety evaluation with new proposals for built form should be rejected.

Wilkinson House Construction

I share community concern that construction noise will exceed permissible standards in adjacent homes in this densely populated precinct.

It is unclear whether the proposal has properly considered all options to reduce noise impacts and the department should independently examine what conditions could protect residents. Potential options could include different construction methodologies or the use of acoustic barriers.

The department should examine additional noise mitigation options and impose conditions to protect local residents from intrusive noise impacts where appropriate.

Given noise standard exceedances are predicted, corresponding protections are needed to ensure that residents are notified before significant noisy works occur and can have any significant concerns addressed.



Noisy works must be monitored, residents should have access to a complaints line and the department should retain power to require changes to operations that cause unreasonable noise impacts on the local community.

Proposed construction for the adaptive reuse of Wilkinson House is expected to last for 21 months with noise standards expected to be exceeded throughout this time. Long periods of significant noise causes disruption to life and can impact on health and wellbeing. It is essential that the local community is given respite during significant periods of noisy works.

Conditions of consent must provide the local community with respite from noise impacts.

The local community does not oppose development but SCEGGS Darlinghurst must be a good neighbour during development and protect residential amenity.

Could you please:

- **reject the proposed removal of a road safety evaluation with proposals for new built form in the concept plan;**
- **ensure residents are notified of noisy works and have a complaints line to submit concerns and get them addressed;**
- **impose all available noise mitigation options for excavation works at Wilkinson House and require independent noise monitoring in response to complaints;**
- **provide scope to change permitted noisy works when serious noise impacts are identified; and**
- **ensure the local community gets appropriate respite from noisy works?**

Yours sincerely

A handwritten signature in dark ink, appearing to be 'AG', with a long horizontal stroke extending to the right.

Alex Greenwich
Member for Sydney