

Damien Hawcroft  
18 Thomson St  
Darlinghurst 2010  
1 April 2019

**SUBJECT : DA SSD17 8993 SCEGGS Darlinghurst Concept and Stage 1 DA**

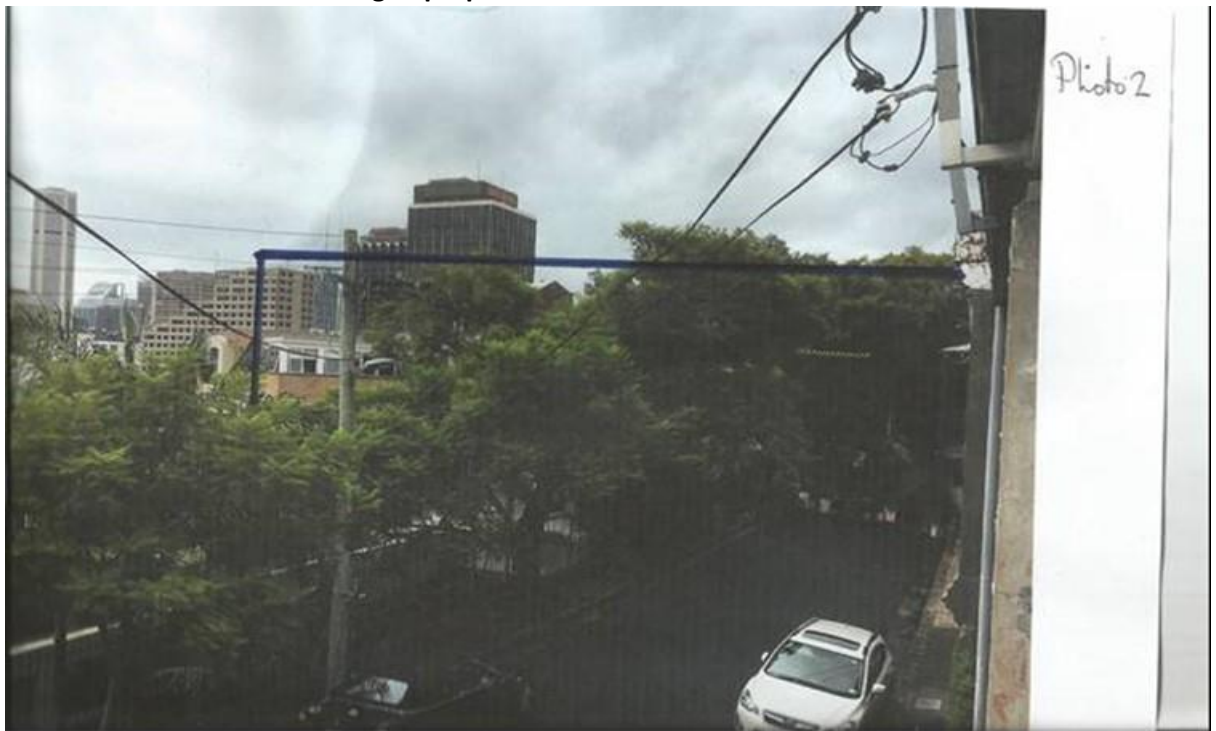
My objections to SCEGG's proposed Master Plan and Multi Purpose Building (MPB) are summarised below:

1. Photo's 1, 2 and 3 follow and look north / west from No.18 and No.10 Thomson St. These photos outline the proposed MPB's cross sectional profile to provide a more realistic picture as to the impacts the scale of this Building will have on residents of Thomson St and the historic qualities of this area. Impacts include:
  - a. Increased shadowing of houses, resulting in less sun / less light / increased damp
  - b. Reduction in the amount of incoming light entering Thomson St
  - c. Reduction in precious visual corridors looking from Thomson St towards the city
  - d. Destruction of Thomson St's historic community streetscape by the imposition of this Building's design and scale, exaggerated by its abrupt horizontal and vertical lines that conflict with the cascading profile of this unique urban landscape
  - e. Dilution of the dramatic characteristic of the surrounding heritage houses and streetscapes when viewing the city from Thomson St. One of the highlights of Darlinghurst is Thomson St and its expansive amphitheatre view towards the city. Given the design of the proposed MPB this characteristic will be lost forever

The MPB's current design and scale is inappropriate for this historic area. To be approved the proposed MPB needs to be of a more sympathetic design that recognises and compliments the uniqueness of this area with its historic buildings and streetscapes. In addition, the MPB design should support and not conflict with the unique visual and natural characteristics of this precious area.



**Photo 1 – Looking at proposed MPB outline from 18 Thomson St**



**Photo 2 – Looking at proposed MPB outline from 18 Thomson St**



**Photo 3 – Looking at proposed MPB outline from 10 Thomson St**

2. Photos' 4 and 5 follow and are viewed from residents located adjacent to the corner of Shorter Lane and Thomson St. As seen in these Photos the MPB's cross sectional profile has been outlined to provide a more realistic picture as to the impact this proposed Building will have on residents of Thomson St. These impacts include:
  - f. Reduction of light entering the houses lining Thomson St
  - g. Reduction in a major visual corridor and sky scape from Thomson St
  - h. Destruction of the Heritage streetscape of Thomson St by the Building's large scale and "square" design
  - i. Destruction of the unique amphitheatre characteristics of the buildings and streetscape as they role from Forbes St and Thomson St, west towards the city. One of the highlights of this area is the ability to relate to what the landscape and profile would have looked like more than a century ago. Given the proposed MPB design this unique vista of the city will be diluted.

Approving this Master Plan and its current MPB design will rob the residents of Thomson St of light, openness and sky space, as well as dilute its heritage qualities.

Given these major concerns this MPB current scale of design is inappropriate for this historic area and should not be approved in its current configuration.



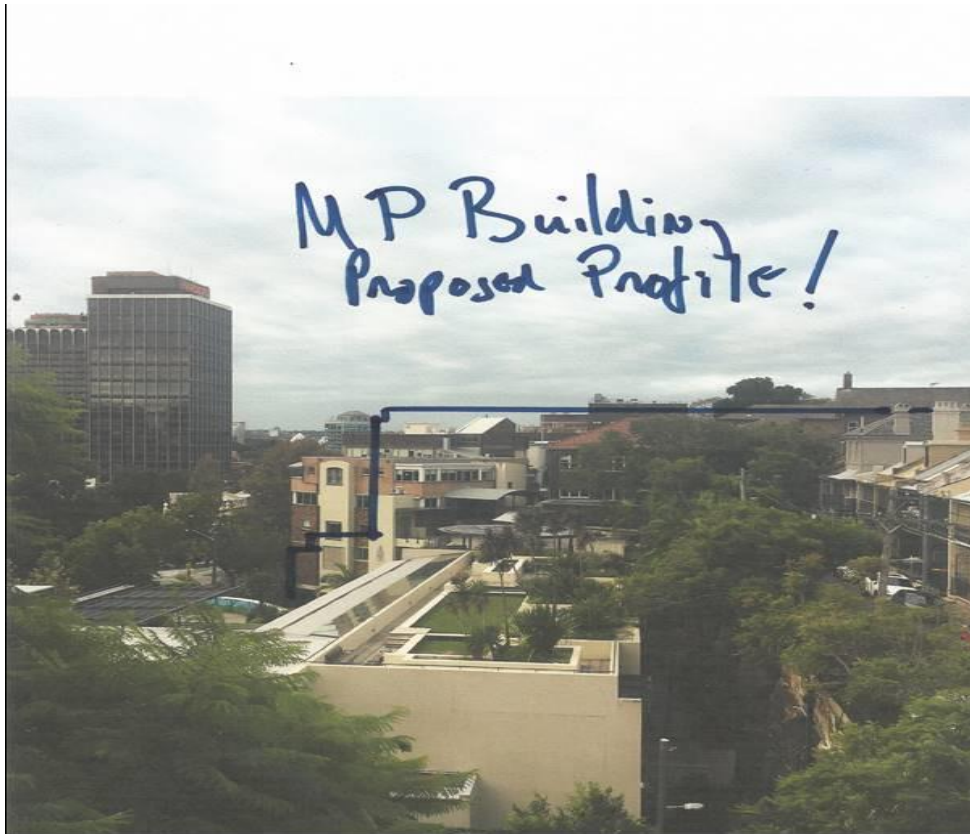


Photo 4 – Looking at proposed MPB outline from Cnr of Shorter Lane and Thomson St

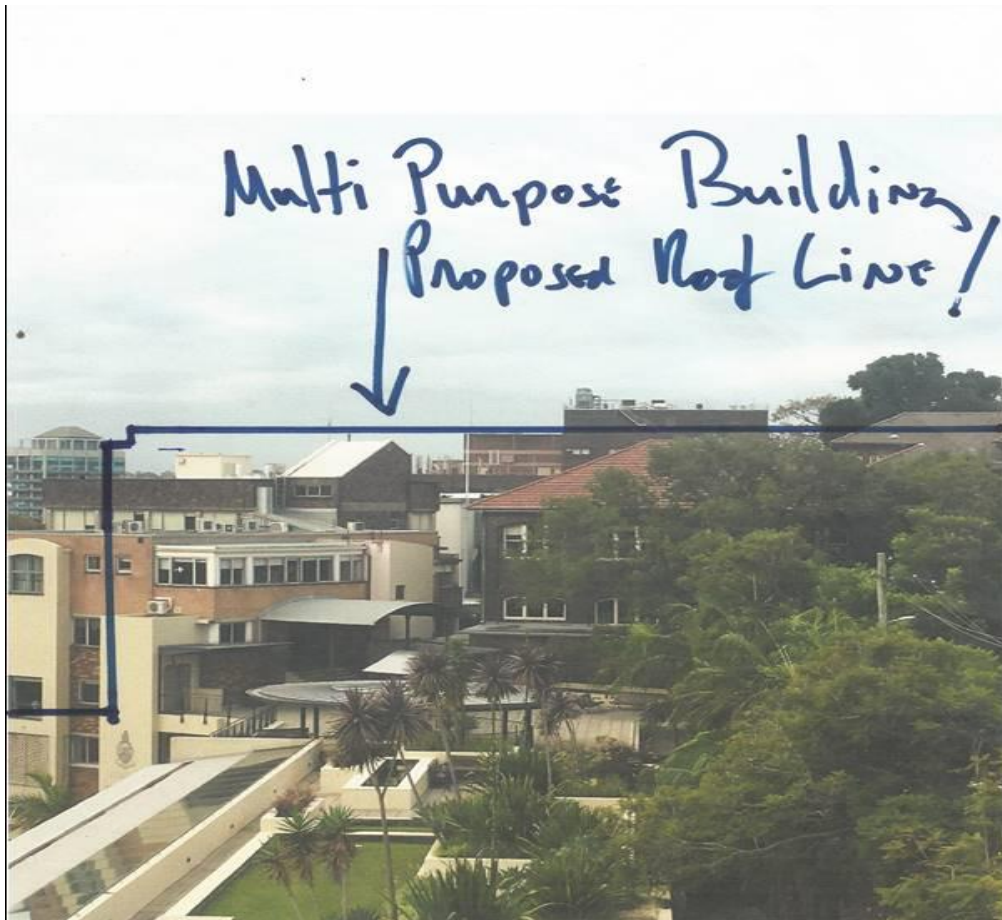


Photo 5 – Looking at proposed MPB outline from Cnr of Shorter Lane and Thomson St

3. The design of the rooftop level of the proposed MPB includes an outdoor area which could be used for after hour school functions/receptions. The impact of this outdoor area on the neighbouring residents could be considerable and should not be approved as part of this MPB design.
4. There is a significant existing landscaped buffer zone including mature trees approx. 8 m high at the northern cul-de-sac end of Thomson Street. This established landscaped buffer should be preserved as a permanent visual screen for the future MPB.
5. Given the width of Thomson St and the fact that this Street (northern end) is undermined and cantilever supported in some areas, then no heavy vehicle traffic should be allowed access to this Street during the demolition of the existing Gym Building or construction of a new MPB. This condition of building approval needs to be included in any DA applications / approvals.
6. Given Thomson Street is narrow, quiet and family orientated, the conditions for approval re; building of the MPB should include a condition of demolition and build that no construction trucks or workforce / management vehicle parking be allowed in this street.
7. As seen in Photo 6 (SCEGGS Masterplan Page 50 "View Looking North from No.10 Thomson St) the proposed MPB's eastern perimeter adjoins "blue sky" (see circle) which is not the case. By manipulating this image it makes the MPB look less imposing given it is seen to be adjoining open space and blue sky.

Is it OK for DA images to be manipulated to make the MPB look as though it has less impact on Thomson St community's views and light accessibility?



**Photo 6 - SCEGGS Masterplan Page 50 "View Looking North from No.10 Thomson St**