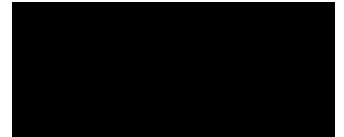


2 April 2019



Ms Prity Cleary
Assessment Officer
NSW Department of Planning & Environment
via email: Prity.cleary@planning.nsw.gov.au

Dear Ms Cleary

RE: SCEGGS Darlinghurst Concept and Stage 1 DA
Application No.: SSD 17_8993

As a local resident, I wish to object to the proposed development on the SCEGGS Darlinghurst campus, on a number of grounds:

1. Loss of heritage buildings:

The 1920's building Wilkinson House on the corner of Forbes St and St Peters St is earmarked for destruction, to be replaced by a building that has no engagement with the surround streets. I understand that Wilkinson House is identified as a local heritage item in the Sydney Local Environment Plan (2012). The proposed replacement on this site is essentially an internal-facing structure that creates a boundary wall-like effect on the corner of Forbes and St Peters streets. This has a monolithic form with no entranceways or relationship to the street.

Also on the SCEGGS Darlinghurst campus is one of the remaining Villas of Darlinghurst, dating back to the early colonial expansion of the settlement of Sydney. Street views of the 1830's villa, Barham, will be completely obscured from Forbes St by the proposed new building.

2. Traffic Management:

The application incorrectly states that Forbes Street continues to the north, when it is in fact a dead-end. The school peak times already have a dramatic impact on the flow of traffic in the area, with parents often using the driveway of the Horizon to turn around and head

south along Forbes Street. I am concerned that the proposed development will make an already congested street much worse, especially during peak times. The existing concerns are also not adequately addressed in the Master Plan.

3. Excessive bulk of the proposed 7-storey southern SCEGGS campus building

The proposed 7-storey structure is not in keeping with the 19th century character of either Forbes, Thomson or Bourke streets. The positioning of this over-sized building on the southern perimeter of the SCEGGS campus has a huge visual impact on the streetscape. As I live on the 5th floor of the building opposite the proposed structure this will also have a significant impact on my privacy. The design appears to deliberately minimise the impact on the school grounds, while maximising the impact to neighbouring properties.

In addition to its visual impact and the reduced privacy to neighbouring properties, the new barrier-like structure will also have a huge impact in terms of reduced light and increased shadows.

4. Loss of significant views:

The proposed 7-storey building on the southern perimeter of the SCEGGS site is 2.8 metres taller than the existing height of the current Old Gym Building. (it was pointed out to me that the released height diagrams incorrectly imply that the height increase was only 1.1 metres taller than the existing structure, potentially misleading local residents and other interested parties.)

I live on the 5th level of the Horizon building opposite the SCEGGS site and the increased height of the new buildings will directly impact on my views of the city. Furthermore, the proposed 7-storey building does not comply with current height restrictions on the site. As such, what SCEGGS is proposing is to overdevelop the southernmost part of their site, above current height restrictions, for maximum negative impact on neighbouring properties. Some of my neighbours are even more negatively impacted with their loss of views.

5. Rationale for the proposed SCEGGS development

I am extremely concerned about the lack of rationale for the proposed development. The actual intended function of this oversized building has been quite ambiguous. Part of the concept seeks approval for a child care centre for up to 90 children, which would be expected to dramatic increase traffic to the site. Consultation meetings with local residents have suggested that the building may be used for classrooms, or a swimming pool, or possibly other uses. Given that the proposed structure does not meet current height restrictions, and will cause permanent damage to the 19th century neighbourhood in which sits, the lack of a rationale is deeply concerning.

While SCEGGS have stated that they currently do not plan to increase the number of students, I am very concerned that the proposed increase in floorspace on the SCEGGS campus will be later used as a justification to exceed the current cap on students.

Should you wish to contact me to verify my details, I may be contacted as follows:



I do not wish my details to be released to SCEGGS or parties acting on behalf of SCEGGS.

Yours sincerely,

