

Andrew & Jennifer Viali
Apartment FT22
the Horizon
184 Forbes Street
Darlinghurst NSW 2010

3 April 2019

Ms Prity Cleary
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Cleary

Objection to – SSD 17_8993 SCEGGS Darlinghurst Concept DA and Stage 1 DA

Thank you for taking the time to advise us on the department's assessment process and status in regard to the above application.

We have lived in Forbes Street for fifteen years and have experienced a very strained relationship with SCEGGS over this time particularly in relation to the traffic congestion generated by parents in the morning and afternoons, excursion busses servicing the school and by third party users of the sporting facilities on various evenings through the week and into weekends.

We have reviewed the SCEGGS DA concept and object strongly in relation to not only the inadequately documented "Traffic Impact Assessment" but the proposed demolition of Wilkinson House

1. Traffic

The school is proposing an increase of over 3,000 square metres of Gross Floor Area, but argues that the additional area does not represent an increase in 'intensity of development of the site. A 3000 sqm increase in built area and not any increase in school population seems counter intuitive under any cost benefit analysis particularly for a private school.

The Masterplan includes provision for a 90 place child care facility. The traffic generated as a result of SCEGGS incorporating a child care facility would be very significant, as most parents would drive and be required to park and leave their vehicles to drop off and collect their children

We find it difficult to believe that there will not be substantial impact on the local traffic which is currently under great strain 4-5 hours every day.

The department should be aware that SCEGGS teachers currently lease 15 parking spaces from the Horizon building. If these teachers were to have to park on the street even in the present situation there would be a substantial loss of street parking throughout the general areas free parking spaces.

SCEGGS has never made, over the past fifteen years, any attempt to mitigate the impact of traffic generated by parents, excursion busses and the like and other ancillary users on local residents' amenity.

We have found SCEGGS unwilling to police and manage the traffic generated under the current conditions and are concerned that the possible increase in traffic generated by the proposal will be absolutely disastrous for all local residents.

The department should request a more comprehensive Traffic Impact Report addressinas the current report is im our opinion inadequate.g the impact of the additional traffic generated by the abovementioned and also other potential traffic generating development proposed for the area

2. Wilkinson House

We strongly object to the demolition of Wilkinson House. This is a significant building and part of the history of Sydney architect by Emil Sodersten and is a listed item within a conservation area.

The retention of the complete building façade, and the adaptive re-use of its interior configuration should be the preferred option. The DA consent should approve this option and preserve this item of local heritage significance.

Whilst we are not opposed to SCEGGS improving its current facilities what is being proposed is an amplification, an increase in the scale of the school which we are against if it comes at the loss of our amenity and that of the neighbourhood through greater traffic congestion and demolition of our another of our heritage buildings

Yours sincerely

Andrew & Jennifer Viali