

SCEGGS development proposal – objection to stage 1 DA.

I have a number of concerns with this proposal.

1. The proposed demolition of Wilkinson House
2. The ongoing demolition period
3. The introduction of a child care centre with 90 places
4. The capital investment value of the project falls just under the \$50 million value.

1. Proposed demolition of Wilkinson House

Wilkinson house is listed as a local heritage item in the Sydney Local Environment plan. How can it be arbitrarily demolished to provide larger, flexible contemporary learning spaces? Surely a refurbishment option is a better decision.

2. Ongoing demolition period

The demolition of the building also includes digging 3.3m to accommodate a new building. This excavation will potentially be through rock. This is a very noisy process and will cause vibrations. I suspect it will not be a short job either. Our apartment overlooks Wilkinson house and we would suffer the impact of this noise and vibration. The previous rebuilding at SCEGGS was extremely noisy and took a very long time so we do know what to expect.

3. The introduction of a child care centre with 90 places

I attended one of the consultation evenings and viewed the various documents. I was told that there would be no increase in student numbers, but at no time was I advised that a 90 place child care centre would be included. This is potentially an additional 90 vehicles every morning and afternoon accessing the limited parking to take a child to the centre and then to pick them up. The proposal has 9 spaces but I doubt that this is sufficient. This will not be a drop off process but actually require parking and leaving the vehicle to enter the child care centre and sign the child in. This is not a 2 minute task.

The traffic is currently overwhelming, with significant double parking and long lines of vehicles, along with buses often doubled parked idling their engines for lengthy periods. I walk to work each morning along Forbes Street, into St Peter's Street and then along part of Bourke Street so I am very aware of the current traffic issues. A child care centre with 90 spaces will only exacerbate this. I see no traffic management plan in the proposal.

4. The capital investment value of the project falls just under the \$50 million value.

Surprisingly this substantial development comes in at \$49.3 million. Just under the threshold for having to undertake a competitive design process. An interesting coincidence?