

3 April 2019

NSW Department of Planning and Environment

GPO Box 39
Sydney NSW

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

SCEGGS Development

I wish to make an objection on my own behalf in respect of the SCEGGS Development.

I am a resident and owner of an apartment in The Horizon apartment complex which is located directly opposite the subject site.

My apartment is on a lower level of the Tower complex of the Horizon and directly looks out over the Centenary Sports Hall and Wilkinson House.

Having been a resident of The Horizon for 20 years I have experienced previous major development on the SCEGGS site. This took place over a number of years. I was impacted by the construction and staging of those works. This included severe construction noise particularly during excavation through rock. Much of the work proceeded out of school hours and therefore at times more likely I was at home and not at work. I also experienced significant loss of amenity directly overlooking a construction site which at times included flood lighting of the site. In addition, demountables were placed on the netball court on the roof of the Centenary Sports Hall. These were ugly and rusted and remained on site well after building works were complete. I am therefore particularly concerned as to the impact of construction and staging of the works.

Since completion of that development I have experienced ongoing issues with obtrusive lighting from SCEGGS. This has included obtrusive LED lighting being shone directly into my apartment at night including over weekends. The applicant does not propose any hours of operation for the school including whether any weekend use will be included. It has been observed though that over the last few years there has been increasing activity at the school out of school hours and in the evenings. I am therefore particularly concerned as to impact of the proposed development on my amenity and that any conditions of consent impose strict requirements around the control of the obtrusive effects of both outdoor lighting and any internal lighting that will be visible from The Horizon.

Further, I am particularly concerned that as the development and in particular the roof line will be in direct visual line to my apartment that what happens on the roofs of new buildings is particularly important. I would therefore like to ensure that:

- The use of green roofs should be encouraged and specified on future buildings;
- Plant located on the roof shall be contained within the architecture of the building;
- The use of reflective material minimised; and
- The placement of strict controls on any exterior outdoor lighting.