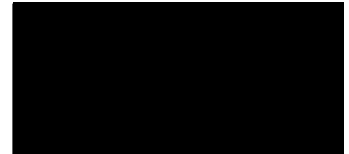


3 April 2019



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

Dear Ms Cleary

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

Thank you for the opportunity to comment on the above proposed development.

I am a long term local resident (27 years) who commutes, on bicycle passed this site twice a day. There are significant issues with what SCEGGS has proposed for their Darlinghurst development.

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 on the corner of Forbes St and St Peters St is slated for destruction, to be replaced by a building that has no historic or cultural connection with the surround streets. The proposed building on this site is an internal-facing structure that creates a boundary wall on the corner of Forbes and St Peters streets.

Of serious heritage significance is one of the remaining Villas of Darlinghurst, dating back to the early colonial expansion of the settlement of Sydney. The 1830's villa, Barham, will be completely cut off from Forbes St by the proposed new building.

The proposed 7-storey structure is not in keeping with the 19th century character of Thomson, Forbes and Bourke streets, both in terms of proposed design, but also in height and other dimensions. The positioning of this over-sized building on the southern perimeter of the SCEGGS campus is such that it causes maximum negative impact to this historic neighbourhood.

2. Scale and bulk:

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 is noted that the released height diagrams incorrectly implied that the height increase was only 1.1 metres taller than the existing

structure, potentially misleading local residents and other interested parties.)

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, resulting in loss of iconic views (as well as overshadowing and impacting on privacy).

3. Overshadowing

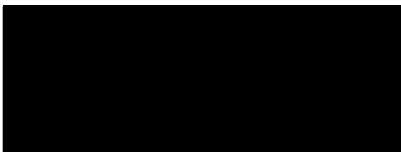
As proposed, the 7-storey structure planned for the southern perimeter of the SCEGGS site will result in the terrace houses on the northern end of Thomson St, Darlinghurst, being completely overshadowed, with loss of all northern light, and some loss of western light. The northernmost terrace houses will be rendered permanently in shadow by the proposed development.

4. Traffic implications:

The new Early Learning / child day care use with an additional 90 student places breaches the existing 942 student cap. Traffic implications for the surrounding streets are significant with already choked up local streets being placed under increased pressure as it is unlikely that these students are able to catch public transport or walk to their school.

I do not wish my contact details to be made public

Yours sincerely

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