



Prity Cleary  
Assessment Officer  
NSW Department of Planning and Environment

Dear Prity:

**Re: SCEGGS Darlinghurst Concept and Stage 1 DA**

I have owned and lived in [REDACTED] since 2000.

I am writing to lodge my strenuous OBJECTIONS to the plan on a number of aspects:

**Loss of heritage:**

The case for the demolition for the heritage item, the Emil Soderston designed Wilkinson House has NOT been made. This is an important building that makes a significant contribution to the heritage streetscape and the re-use options have not been sincerely explored by the applicant.

The proposal for the modern building next to the 1830's Barham will completely block public views of one the last of the Darlinghurst 'villas'. The modern building is too near and completely inappropriate as to overwhelm this extremely important historic building. Barham should be properly restored with its Eastern frontage free to be seen by the public from Forbes Street with no modern building next to it.

**Loss of ICONIC views:**

The proposed 7-storey building on the southern perimeter of the SCEGGS 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, misleading local residents and other interested parties).

We will lose completely our view of the Sydney Harbour Bridge from our top floor.

**Overshadowing and privacy concerns:**

Both residents of Thomson St and Bourke St will have a 7 storey building immediately adjacent to their two storey 19<sup>th</sup> century terraces – completely blocking light and destroying their privacy.

**Excessive bulk of the proposed 7-storey southern SCEGGS campus building:**

As the elevation drawings show, the proposed 7-storey building will form a giant multi-storey wall that transects the block bounded by Forbes, St Peters, Bourke and Liverpool streets. As noted above, the new barrier-like structure will doubly impact on the closest residents in terms of light, shadow

and privacy. The build is completely out of context of the intact Victorian village that surrounds it. The non-compliance with the LEP is not justified in the circumstances.

#### **Lack of rationale for the proposed SCEGGS development**

The rationale of the proposal is ambiguous. We have been verbally told that the existing student cap of 942 will not be exceeded by the plan. Yet the proposed new "early learning/child day care" use at the site with 90 proposed "student" places is a clear breach of the existing cap. These additional early learning/day care places at the site will actually have a greater per student impact on the already significant school traffic and parking congestion on the local streets surrounding the site as the parents of these children will be even less likely to walk or use public transport and will therefore have a higher car usage rate than for the parents of the other school students. None of these issues are considered in the Masterplan.

The proposed Masterplan does not make the case that the significant development is necessary, with all the inherent construction risks, demolition of heritage properties and loss of amenity to the neighbourhood.

#### **Inadequate/deceptive 'consultation' process**

The school has never held one meeting where all stakeholders have been present to hear concerns of others but has segmented various groups. The school has carefully designed the process to avoid opposition to its plans. Where they have documented consultations, they have actively misrepresented the discussions, for example, I was present at the meeting with East Sydney Neighbourhood Association (ESNA) and they were NEVER "indifferent" to the proposed demolition of the historic Wilkinson House as stated in the SCEGGS documentation.

The consultation process is illegitimate and does not comply with reasonable expectations of public participation.

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

[REDACTED]

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

I look forward to the Department protecting the wider community interests against this unwanted and unneeded over-development of such a sensitive site.

[REDACTED]