

As a resident of Thomson Street Darlinghurst, a direct neighbour of SCEGGS we believe the Masterplan proposal has significant adverse impacts on our amenity, loss of privacy, loss of views, negative impact on value, quality of our life and our relationships in this neighbourhood. We feel that the School has not engaged in neighbourhood discussions with the local community in this neighbourhood to achieve their goals to improve the school, and this is viewed as adversarial rather than co-operative.

Design of Rooftop level of multipurpose building

The design of the seventh storey (rooftop level) of the proposed multipurpose building appears to include outdoor areas, which could be used for school functions/receptions. The assessment of the acceptability of this building in terms of its height and other impacts for neighbouring residents, should also consider this potential use for this level of the building. The current height limit for building on the SCEGGS School Site is 15 metres above ground level on all parts of the site and while the proposed new multipurpose building is within this height limit on the Upper Part of the SCEGGS Site (facing Forbes Street), it is clearly not complying with the height limit on the lower part of the Site (facing Bourke Street).

Noise emanating from the terrace outside business hours would affect amenity of our properties.

Landscape buffer zone Thomson Street

There is a significant existing landscaped buffer zone including mature trees 7-8 metres tall at the northern cul de sac end of Thomson street. This landscaped buffer needs to be conserved as a visual screen during both the construction work, for the future multipurpose building and as a longer-term visual screen also. Any excavation zone for the new multipurpose building should be set back at least 2-3 metres from the site boundary to protect the existing soil moisture levels for these trees.

Vibration impact

Importantly, to avoid potential structural damage and undesirable vibration type damage or effects on the northern most houses at Thomson Street, this

excavation also needs to be set back at least 2-3 metres from the site boundary for this reason.

Insufficient information Demolition, Excavation, Construction, Noise, Vibration and Traffic

There is no information in the assessment report for either construction traffic daily or peak hourly truck volumes for any of the proposed building or the number of construction workforce vehicles which are likely to be parked on street, in the streets surrounding the development. This is a clear deficiency in the assessment of the “construction traffic impacts” for the project as without this information there can be no assessment of the likely impacts, which with the scale of the proposed excavations envisaged, are likely to cause unacceptable adverse amenity impact in the adjoining quiet residential neighbourhoods of Forbes, Bourke and Thomson streets.

Construction access

Any attempt by the school to use Thomson street for construction access by either trucks or for workforce parking, will be an unacceptable safety and amenity impact for the residents of this street. The street is a narrow street which has parking permitted along both sides currently and there is no proper cul de sac at the northern end, so any vehicle larger than a small car cannot turn around in this street. At the school consultation meetings regarding the proposed masterplan, the school has been repeatedly asked to provide assurances that there will be no attempts to use Thomson Street for any construction access for the proposed masterplan buildings and the school has repeatedly declined to give these assurances. The street is the home of young families, is narrow with awkward entry and exit. It is entirely unsuitable and unsafe as access.

Heritage character

The 1920s Wilkinson Building which is located at the corner of Forbes street and St Peters Street makes a highly significant visual contribution to defining the heritage streetscape of this section of Forbes Street and no changes to the facades of this building should be permitted in order to retain the existing heritage character of this section of Forbes Street

Public views

The existing 1830s building Barham, which is located within the school site only has limited public views available from the Forbes Street footpath. The proposed Masterplan desires to further reduce these public views by constructing an inappropriate modern building on the Forbes Street side of the Barham building, which will then effectively block all meaningful public views of the historic building from the Forbes Street footpath and make these view only available in the future to the “privileged elite” within the school grounds.

Early learning/Child Day Care Centre

The proposed new “early learning/child day care” use at the site with 90 proposed “student” places is a clear breach of the existing agreement by the school not to increase “student” numbers at the site. 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. Also the drop-off pick-up vehicles will be parked for longer, either within or in the vicinity of the site, due to the longer drop off and pick up period required for these younger age students.

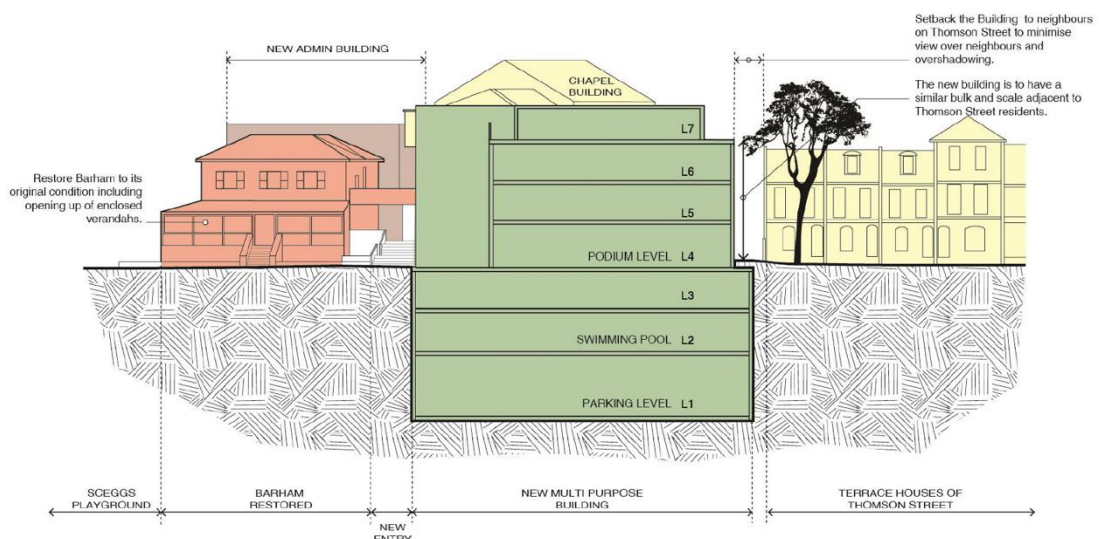


Image 01 Architectural Design Report, TKD Architects, Page 30

Bulk and Scale

The design report states that the new multipurpose building is to have a similar bulk and scale to that of the adjacent Thomson St residents. In order to achieve this, the building would need to be set back on level 6, in line with the form of the heritage listed terraces which are predominantly of 2 storeys + attic within a gable roof. The proposal does not provide a setback until level 07. This will have detrimental impacts on views and privacy.

Shadows

The Heritage Impact Statement prepared by TKD Architects states that *“This mass and scale which is of similar mass and scale to the Old Gymnasium will not have any additional overshadowing impacts on the heritage terrace houses on Thomson Street.”* The section below demonstrates that the proposal is significantly larger in mass and scale when compared to the existing *Old Gymnasium*, which will have detrimental impacts on the heritage character of Thomson Street.

Furthermore the applicant has provided shadow diagrams in plan view, however these provide no consideration for the shadow impacts to the elevation of Thomson St. Therefore we request shadow studies be provided to ensure no loss of light is incurred to the windows on Thomson Street.

