

I'm writing to you about a DA which has been submitted by Sceggs Darlinghurst, which I strongly oppose.

My comments pertain to the part of the development on the corner of Forbes Street and St. Peter's Lane (Wilkinson House)

I raise the following objections to the proposed development.

### 1. Views of neighbours

Sceggs' submission to the NSW Department of Planning and Environment states that 'New buildings will be designed to take advantage of the view without adverse impact on neighbours views or privacy' I do not believe the current plan fulfils either objective.  
(See attached section of Sceggs submission 5.6)

The plan submitted significantly raises the height of the Wilkinson House site, particularly at the Western end.

The view from my apartment in the Horizon Building (103/184 Forbes St) currently enjoys a view over Wilkinson towards the CBD skyline.

I believe the proposed development would significantly negatively impact on my view and therefore on the value of my property.

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#### 4.2 Views

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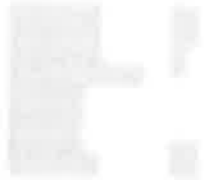
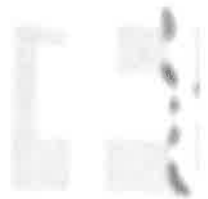
#### 4.3 Noise

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## 2. Building height

It appear that the Western edge of the proposed new building on the Wilkinson site exceeds the 15m height restriction.

## 3. Heritage value and streetscape

The proposed development has plenty of talk about heritage, but very little substance. Gwydir Flats, now Wilkinson House was designed by Emil Sodersten, a highly significant architect in Sydney.

Can we even imagine the Darlinghurst/ Potts Point area without his existing buildings; Cheddington, Kingsley Hall, Birtley Towers, Werrington and others. Then there is his lovely City Mutual Life building in the CBD and the War Memorial in Canberra.

The Forbes Streetscape is unimaginable without this building - that's why it is a heritage listed building!!

Sceggs was historically a boarding school. Destroying Wilkinson House also severs this important link, since it was once the school boarding house.



#### 4. Traffic management

As the principle entry and exit point to Sceggs senior school, Forbes Street has a major problem with traffic management given the current volume of vehicle traffic during drop off/ pick up. Increasing the classroom capacity of the school will only increase this problem.

The school is massively over-subscribed with a long waiting list. Why does Sceggs need to expand its enrolments, which this proposed development is clearly designed to deliver.

I hope you don't mind me writing directly to you about this matter, which is of great concern to me.

Kind regards

Daryl

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