

4 April 2022

Brett.Devine@planning.nsw.gov.au

Attention – Brett Devine
Director Social and Infrastructure Assessments
Planning and Assessment
NSW Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Brett,

Written Objection - SSD-19989744 – Alterations and Additions to Support the Adaptive Re-Use of Wilkinson House at SCEGGS Darlinghurst on behalf of the Horizon, SP 58068, 184 Forbes St, Darlinghurst

Thank you for providing the opportunity to comment on SSD – 19989744 for alterations and additions to support the adaptive re-use of Wilkinson House (**SSDA**) at SCEGGS Darlinghurst at 165-215 Forbes Street, Darlinghurst (**the Subject Site**). This objection is written on behalf of the Horizon, SP 58068, 184 Forbes St Darlinghurst (**our Client**), that is located directly opposite the subject site to the east.

The Horizon is a significant stakeholder in respect of this DA. The Horizon is a 43 storey tower comprising 243 residential apartments with a high (66%) owner occupier mix and approximately 400 residents calling the building home. Vehicular and pedestrian access is provided from Forbes Street, directly opposite the Subject Site. Apartments within the low rise of the building look onto Wilkinson House and Centenary Sports Hall. All apartments on the north, west and south side of the building look over the subject site with views towards the CBD.

It is noted that the proposal includes the following works:

- Demolition of internal stairs, walls, floors and ceilings to all levels in Wilkinson House;

- Conservation works to restore the building facades and retain the entrance lobby and lounge hall;
- Creation of a new basement sporting facility with connection to the Centenary Sports Hall;
- Creation of general learning areas (GLAs, multi-purpose room, offices, amenities and outdoor rooftop terrace;
- Extension of the building to the south to accommodate a lift core, circulation and meeting rooms;
- Construction of a new mansard roof with clerestory operable windows;
- The provision of plant enclose on top of the Joan Freeman building and upgrades to building services; and
- The provision of 11 temporary demountable classrooms to be used during construction.

It is our opinion that the inclusion of Smart Design Studio as the project architect overseeing the Adaptive Re-Use of Wilkinson House is a positive outcome.

However, we do have the following concerns:

- The Applicant does not include a Road Safety Evaluation as required by existing Condition B12 (d); and
- The construction program is estimated to be approximately 21 months which is significant, we are concerned in respect of construction noise and construction traffic and note the construction noise does not comply with industry standards which adversely impacts on our client.

The following sets out a detailed assessment of the proposed development based on a review of the SSDA documentation, a viewing of the site and adjoining properties and a detailed review of applicable planning controls.

1.0 Condition B12 (d)

We note that the applicant has concurrently lodge a Modification to the Concept Approval (**Mod 3**) which seeks to modify Condition B12 (d). This condition seeks to delete the need for a Road Safety Evaluation and replace it with a design-based Road Safety Audit.

Comment:

- We have objected to the modification of condition B12 (d) in Mod 3.
- We have requested that the Department undertake an independent review of the advice received by the Applicant's traffic road safety auditor and ensure that the condition is **not watered down** and the school is required to address the existing and proposed traffic related problems. The independent review should also include consideration of the traffic management plan for the precinct being finalised by the City of Sydney

- Subject to this review, we would request that the applicant be required to prepare a Road Safety Evaluation as required by SSDA 8993.

2.0 Construction Impacts

We note that the applicant has included a construction program that is approximately 21 months and includes the creation of a basement under the existing Wilkinson House which will result in significant construction noise and traffic.

We note that the applicant has prepared the following documentation as part of the SSDA in respect of construction activity:

- Preliminary Construction Management Plan;
- Preliminary Construction Traffic & Pedestrian Management Plan;
- Noise Impact Assessment; and
- Sediment, Erosion and Dust Control Plan;

Comment:

- We note that a number of these documents are light on detail and generic, and preliminary in nature.
- We are particularly concerned in respect of the Noise Impact Assessment that identifies there will be construction noise exceedance at 184 Forbes Street, Darlinghurst (the Horizon), our client's property, both at ground level and above Level 5. The exceedance is significant and seems to be related to the use of excavators with hammers attached and Jackhammers. This is not acceptable, given the length of construction timeframe and the applicant should specifically address this issue to ensure no exceedance is experienced by our client.
- The Construction and Noise Vibration Management Plan should include respite periods, e.g. it is highly likely that the school will want works to occur during holiday periods to minimise impacts on their school activities, however this is likely to be at times when local residents are enjoying holidays themselves, e.g. over Christmas & New Year Periods.
- Any conditions of consent should be flexible enough that should a particular construction management plan not work, that the Secretary can require changes to the Management Plans during construction, for example a review requirement of the management plans could be implemented mid-way through construction.

3.0 Recommendations

It is in our professional opinion that this SSDA raises a number of construction related issues that are not acceptable in its current form and has unacceptable construction noise impacts on our client's property that need to be resolved.

In summary, we are of the opinion that the department should require **additional information** from the applicant for the following reasons:

- The applicant should be required to provide a road safety evaluation as required by the existing conditions contained in the concept approval.
- Because the applicant details there will be adverse construction noise impacts on our client's property that do not comply with industry standard, the applicant should be required to look at alternative construction methodologies to ensure compliance with construction noise standards.
- A number of the applicant's construction documents are generic in nature and preliminary and should be updated to be more site specific, more detailed and final in form prior to the granting of consent.
- If the SSDA is approved, the Department should include very detailed construction conditions to ensure that if a particular construction management plan does not work, that the Secretary can require changes to the Management Plans during construction, for example a review requirement of the management plans could be implemented mid-way through construction.
- If the SSDA is approved, the Construction and Noise Vibration Management Plan should include respite periods, e.g. it is highly likely that the school will want works to occur during holiday periods to minimise impacts on their school activities, however this is likely to be at times when local residents are enjoying holidays themselves, e.g. over Christmas & New Year Periods.
- If the SSDA is approved, the Department should ensure that the construction noise complies with industry standards at all times.

We thank you for the opportunity to outline our client's real and genuine concerns. Should you wish to discuss any of the details of this response please do not hesitate to contact **Jeremy** on 9690 0279 or jeremy@theplanninghub.com.au.

Yours sincerely,



Jeremy Swan

DIRECTOR | THE PLANNING HUB