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From: [REDACTED]
Sent: Wednesday, 22 April 2020 3:54 PM
To: IPCN Enquiries Mailbox
Subject: Written Objection - SSD-8993- Concept and Stage 1 Development SCEGGS Darlinghurst

Dear Madam/ Sir

I am dismayed at the Department's assessment report of the Skeggs Master Plan:

1. The Department has completely ignored the objections made by our local State MP in April 2019
2. The Department has ignored the concerns of the Owners Corporation of the Horizon, 400 people who are close neighbours of Skeggs.
3. The Department has not properly considered the **Capital Investment Value** of the proposed development which has conveniently been estimated at \$400 short of requiring a competitive design excellence process. An independent quantity surveyor valued the proposed development at \$62.1million. What was the department's rationale in not giving due consideration to the difference of \$12.5m between the two valuations?
4. The Department's consideration of **Wilkinson House** is cavalier, in not considering the heritage impacts of its demolition nor considering the merits of conversion or at least retention of the façade.
5. **Traffic management** is a joke today, with coaches double parking, engines idling and cars using the Horizon drive to make a U-turn in Forbes Street. Nobody from Skeggs manages the situation. Why has the department not insisted on a traffic management plan for the development? And why isn't Skeggs required to open up **St Peter's Street** – a PUBLIC road- thereby allowing traffic to flow out of Forbes into Bourke?

These are all major objections which were raised a year ago and are still unanswered, giving rise to concerns about our planning processes, their efficacy and transparency.

Regards

Marlyn Robertson
[REDACTED]