



2 April 2020

Ms Karen Harragon
Director, Social and Other Infrastructure Assessments
Department of Planning, Industry & Environment

via email: Karen.Harragon@planning.nsw.gov.au

Dear Ms Harragon,

SCEGGS Darlinghurst Concept and Stage 1 SSD 8993

I write in relation to the above application which is currently before the Independent Planning Commission (Commission) for determination. In its consideration, the Commission has identified a number of matters that require further clarification.

The Commission seeks clarification from the Department on the following points at the Department's meeting with the Commission on Wednesday, 8 April 2020:

- How many remaining examples of the Wilkinson House type architecture remain and where?
- Notwithstanding the CDP threshold issue, what is the Department's view on the merit of requiring a CDP for each of the 3 envelopes and specifically at this stage the redevelopment of the Wilkinson Building?
- Did the Department independently verify view loss concerns particularly for the level 2 view from the Horizon units?
- Will there be any increase in functions associated with these two buildings and if so, were noise and traffic related impacts considered?
- What is the Department's view on the adequacy of construction noise mitigation measures proposed by the Applicant and their ability to mitigate sound levels at the most affected receivers?
- Will vibration criteria be applied to adjoining buildings?

The Commission would be grateful if the Department could prepare a response to these matters at the abovementioned meeting.

If you have any questions, please contact Brad James, Senior Planning Officer, on 9383 2165 or at bradley.james@ipcn.nsw.gov.au.

Yours sincerely

Stephen Barry
Director Planning
Independent Planning Commission