

Submission to the Department of Planning, Housing and Infrastructure

Application No: SSD-78268465
Project: Newington College Redevelopment (Concept and Stage 1)
[REDACTED]
[REDACTED]
Date: 29 June 2026

Dear Mr. Zhu,

I am the owner of [REDACTED] Cavendish Street, Stanmore. My property directly adjoins the Newington College campus at the Cavendish Street interface.

I am writing in response to the public exhibition of the above application. The school upgrading its campus is not my concern. What is my concern is the proposed Concordia building and what it means for my property.

My concerns are straightforward: privacy and overlooking, noise, traffic through Cavendish Street, lighting and the impact of construction. I am asking the Department to properly assess these matters before granting any approval, and to impose clear enforceable conditions if consent is given.

1. The Concordia Building

According to the Environmental Impact Statement Section 3.1, the Concordia building is proposed to be redeveloped to include a performing arts theatre, multipurpose gallery, examination spaces, teaching areas and basement parking for 60 cars. This is a significant intensification of use at the part of the campus closest to the residential properties on Cavendish Street.

The Preliminary Plan of Management, Appendix K, Section 4.5, confirms that the existing aboveground car park at the Concordia building already takes visitor and contractor traffic from Cavendish Street between 7am and 4pm on weekdays. The proposal identifies future basement parking for 60 cars as part of the Concordia redevelopment directly associated with a more intensive performing arts and teaching use.

What is not clear is how that future basement will operate. The Plan of Management does not appear to specify the proposed operating hours for the Concordia basement. By comparison, Appendix K, Section 3.1, identifies much broader car park access hours for the Stage 1 Sevington basement, extending to 11pm on weeknights. If a similar operational approach is later applied to the Concordia basement, the impact on Cavendish Street residents could extend well beyond the existing weekday daytime arrangement.

This concern is not theoretical. The Concordia building sits directly on the residential interface, car park access operates via Cavendish Street, and proposed evening uses include performing arts and event related activities.

I ask the Department to require the applicant to confirm before any approval is granted, the proposed operating hours, access arrangements and traffic impacts of the future Concordia basement car park. These matters should be assessed now at concept stage and should not be left entirely to a later detailed application.

2. Privacy and Overlooking

The proposed Concordia building is multilevel and sits close to the Cavendish Street residential boundary. My concern is whether upper-level windows, external walkways, stairwells and any accessible roof areas will have direct or angled views into my backyard, private open space or habitable rooms.

This is not just about roof access. Windows on upper levels facing my property are an equally important concern. If students, staff, visitors or event attendees have clear sight lines into my property from any of these areas, the impact on my privacy and day-to-day enjoyment of my home will be ongoing and unavoidable.

I ask the Department to require the applicant to provide:

- Sightline diagrams from each upper level facing [REDACTED] Cavendish Street, including from windows, external walkways and stairwells
- Sightline diagrams from any roof areas, and confirmation of whether those areas are accessible and to whom
- Details of all privacy screening, louvres, high-sill windows, opaque glazing and landscaping proposed at the residential interface
- A clear statement of how overlooking of [REDACTED] Cavendish Street has been addressed in the building design

If the application is approved, I ask the Department to impose enforceable conditions requiring:

- Upper-level windows facing the residential boundary incorporate appropriate screening, high sill heights or fixed louvres to prevent direct overlooking
- Roof areas facing residential properties are not accessible to students, staff, visitors or event attendees, with access limited to essential maintenance only
- Any future proposal to open roof areas to occupants requires a new planning approval with notification to adjoining residents

3. Noise

The performing arts theatre, music rehearsals and evening events are what concern me most in terms of noise. The proposed Concordia building is not a standard classroom building. It is proposed to include a performing arts theatre, multi-purpose gallery, examination spaces, teaching areas and basement parking for 60 cars. The Preliminary Plan of Management, Appendix K, confirms the existing Concordia Gallery already operates on a booked-use basis outside school hours. The proposed redevelopment would significantly intensify that.

The concern is not only noise from inside the theatre. It is the combined impact of rehearsals, amplified sound, crowds gathering before and after events, vehicle movements at night, basement ramp and roller door noise, mechanical plant, deliveries and general after-hours activity on a residential street. Appendix K, Section 3.1, confirms special events can run until 10pm and car parks may operate until 11pm on weeknights. For a residential interface, those hours are significant.

What compounds this is that the Noise and Vibration Impact Assessment, Appendix EE, Renzo Tonin and Associates, April 2026, states that the acoustic assessment for the Stage 6 Concordia redevelopment is indicative only and will be reviewed at the detailed application phase. The Plan of Management similarly confirms it is focused on Stage 1 Sevington and will be updated for later stages. By the time a detailed Concordia application is lodged, the concept approval, building envelope and general use pattern may already be established, leaving neighbours with limited ability to raise fundamental concerns.

I ask the Department to require, before any approval is granted, a Concordia-specific acoustic assessment addressing:

- Music rehearsals, amplified sound and theatre performances
- Crowd noise and vehicle movements associated with evening and weekend events
- Basement car park ramp, roller door and mechanical plant noise
- Deliveries, loading and after-hours activity
- The cumulative noise impact on [REDACTED] Cavendish Street as a nearby residential receiver

If consent is granted, I ask the Department to impose enforceable conditions requiring:

- Acoustic treatment of all music, rehearsal and performance spaces
- Limits on the frequency and timing of evening and weekend events
- Restrictions on amplified sound directed toward residential properties
- Acoustic treatment of the basement car park entry and ramp
- Post completion acoustic testing to confirm compliance
- A clear complaints management and review process if noise impacts arise after occupation

4. Traffic and Car Park Access

Traffic and vehicle access via Cavendish Street are a direct concern for my property. Based on the Stage 6 Concordia drawings, the proposed basement car park will provide 60 car spaces with vehicular access from Cavendish Street and egress via Stanmore Road. That means every vehicle entering the Concordia basement will do so from the residential side of the building.

Cavendish Street is a residential street. Even with exit movements directed to Stanmore Road, the entry movements, queuing, headlights, ramp noise, roller door noise, security lighting and after-hours vehicle activity would all be directed toward residential properties. This is not a minor operational detail. The Concordia building is proposed to include a performing arts

theatre, multipurpose gallery, teaching areas and event-based uses that will generate vehicle movements outside normal school hours, including during rehearsals, performances, evening events and community use.

The current material does not adequately explain how these impacts will be managed for Cavendish Street residents. The issue is not whether the wider road network can accommodate the development. The issue is whether a residential street should serve as the entry point for a 60-space basement car park connected to a performing arts and event-based building.

I ask the Department to require, before any approval is granted:

- Confirmation of the final vehicle access and egress arrangement for the Concordia basement
- The exact location and design of the Cavendish Street entry ramp relative to  Cavendish Street
- The proposed operating hours of the Concordia basement car park
- An assessment of vehicle movements during school hours, evening events, performances and community use
- An assessment of vehicle queuing, headlight spill, ramp noise and roller door noise on Cavendish Street
- Confirmation of whether Cavendish Street will be used for drop-off, pick-up, deliveries or servicing associated with the Concordia building

If consent is granted, I ask the Department to impose enforceable conditions requiring:

- No school or event drop-off or pick-up on Cavendish Street
- No vehicle queuing on Cavendish Street
- Acoustic treatment of the basement ramp, roller door and car park entry
- Design measures to prevent headlight spill into residential properties
- Restrictions on deliveries, servicing and waste collection near the residential interface
- An Event Traffic Management Plan for performances, evening events and community use
- A review mechanism if traffic or access complaints are received after occupation commences

5. Lighting

The proposed Concordia redevelopment includes a basement car park with vehicle access from Cavendish Street, pedestrian access points, security requirements and a performing arts venue that will operate outside normal school hours. Those uses will require external lighting, ramp lighting, security lighting, pathway lighting and entry lighting, all of which have the potential to affect adjoining residential properties.

The Preliminary Plan of Management, Appendix K, Section 4.3, confirms that lighting is located throughout the campus at all entry and exit points and that the main pedestrian route is illuminated at night. The same section states that lights are generally dimmed from around 9pm to reduce light spill and that adaptive controls will be considered. That is welcome, but the current wording is general and discretionary. It does not provide a Concordia-specific lighting assessment, identify proposed lighting locations near Cavendish Street, assess light spill into [REDACTED] Cavendish Street or confirm what controls will apply to the basement ramp entry.

Given that Cavendish Street is proposed as the vehicle access point for the Concordia basement, lighting impacts should be assessed now at concept stage and not left to a later application. I ask the Department to require, before any approval is granted, a lighting assessment specific to the Concordia building and the Cavendish Street residential interface addressing:

- The location, height, direction and intensity of all external lighting near [REDACTED] Cavendish Street
- Car park ramp lighting, entry lighting and any headlight spill from vehicles entering from Cavendish Street
- Security lighting, CCTV lighting and pathway lighting near the residential boundary
- Lighting associated with after-hours events and performances
- Compliance for the control of obtrusive outdoor lighting

If consent is granted, I ask the Department to impose enforceable conditions requiring:

- All external lighting to be baffled, shielded and downward facing
- No direct light spill into [REDACTED] Cavendish Street
- No floodlighting directed toward residential properties
- Car park ramp lighting designed to prevent glare and spill into adjoining properties
- Non-essential lighting to be dimmed or switched off after 9pm
- Adaptive lighting controls to be mandatory, not discretionary
- Lighting to be certified after installation to confirm compliance
- A complaints and review process if light spill or glare affects nearby residents after occupation

The Plan of Management states that lights are generally dimmed from around 9pm. That should be an enforceable condition, not an operational intention.

6. Construction

The proposed Concordia redevelopment will involve demolition, excavation, basement works, truck movements, noise, dust, vibration and temporary traffic impacts immediately adjacent to residential properties. Unlike Stage 1 Sevington, the detailed construction methodology for Concordia does not appear to be fully resolved as part of this application and may be deferred to a later stage.

That is precisely why minimum protections should be locked in now. If the concept approval is granted without clear construction requirements, adjoining residents may have limited ability to raise fundamental concerns when the later Concordia works proceed.

I ask the Department to require, before any works commence near the Cavendish Street interface:

- A Construction Management Plan and Construction Traffic Management Plan that specifically identify [REDACTED] Cavendish Street as a nearby sensitive residential receiver and explain how impacts will be managed at this interface
- Standard construction hours, with any out-of-hours works requiring prior approval, advance neighbour notification and clear justification
- No construction vehicle queuing on Cavendish Street
- Nominated truck routes that avoid residential streets where reasonably possible
- Dust suppression during demolition, excavation and basement works
- Noise and vibration controls during demolition, piling, rock breaking and excavation, with vibration monitoring where works may affect adjoining structures
- Temporary acoustic hoarding where noisy works occur close to residential boundaries
- Temporary lighting controls to prevent construction lighting spilling into [REDACTED] Cavendish Street
- Protection of adjoining fences, walls, landscaping and private property
- A pre-construction and post-construction dilapidation report for [REDACTED] Cavendish Street at the applicant's cost
- A named complaints contact who is available and responsive during construction, with complaints register recording the issue raised, the response provided and the timeframe for resolution

Out-of-hours works should not become routine or be used for convenience. Where they are proposed, adjoining residents should be notified in advance with a clear reason provided.

I am not asking Newington College to abandon this project. The Concordia building sits on my boundary and will affect how I use my home, potentially for decades. These concerns are practical, specific and capable of being addressed through proper assessment and clear conditions. They should be resolved before consent is granted.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]