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Paddington. NSW 2021

15 November, 2020

RE SSD10421 – OBJECTION AND STATEMENT OF CONCERNS RELATING TO PROPOSED WEIGALL OVAL/SGS DEVELOPMENT

- I wish to object to and record my concerns relating to the proposed Weigall Oval/SGS development.
 - I am a resident of ██████████, Paddington and reside on the ██████████ complex located at that address.
 - I have read and understand the Development Application and relevant attendant documents.
 - I declare that I have made no reportable political donations within the past two years.
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My objection is specifically confined to noise and environmental issues anticipated to arise during the demolition and construction phases of the proposed development.

I am solely employed as a University lecturer/tutor by tertiary education providers and have been obliged to work from home since March 2019 and the implementation of work-from-home, COVID-19 isolation measures by the NSW Government. I provide internet-mediated online tuition and pastoral support for my students (up to 100 per 13 week trimester) for up to 30 hours per week between 9am-5pm. The policy of my current employers is that online tuition will continue to be the main mo

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teaching during Calendar Year 2021. My work covers approx. 42 weeks of the year. My students are primarily postgraduate and are internationally-sourced, many of which are/will continue to be located in their home countries and remotely connecting to classes owing to border/vias restrictions and changing demand characteristics.

This enforced mode of teaching is dependent for its quality and effectiveness on very low ambient noise levels so as to facilitate clear, uninterrupted communication, particularly since many students are joining online at hours consistent with their domestic time zones. These differ by between (plus or minus) 2-17 hours from Australian Eastern Standard Time

The western limits of my residence lie approx. 3 meters vertically and within 2-3 meters horizontally (varying along the southern and south-eastern boundary) of the proposed development. As such, noise incursion during the construction phase is anticipated to be very significant. In this regard, I note the first of the Potential Social Impacts reported on the Robinson Urban Planning/Chikarovski & Associates Report, (Appendix K of the Exhibition) as follows:

- ***“Potential for more people to be working from home during the construction period and therefore exposing more people to construction noise/vibrations”***

In addition, I am particularly concerned with the estimates of demolition and construction phase noise parameters provided by consultants, White Noise, (Appendix M of the Exhibition pp. 37-46) where noise levels exceeding 75dBA are described *as “highly noise affected”* (p.39) and can offer no mitigation measures other than recommended operating hours. It offers that:

- *“The highly noise affected level represents the point above which there may be strong community reaction to noise. • Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur, taking into account: 1. Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools, or mid-morning or mid-afternoon for works near residences. 2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times”.*

The Appendix M Report (Table 23 – p.46) notes the equipment to be employed during the demolition/construction phase and assesses their accompanying noise intrusion as follows:

- *“The proposed appliances which will be used as part of the demolition required as part of the development are detailed in the table below (including internal strip out/demolition):*

Jack hammer mounted on skid steer 118 -122 dBA

Hand held jack hammer - 111 dBA

Concrete saw - 119 dBA

Skid steer – 11 dBA

Power hand tools – 109 dBA

Construction Works Piling – 115- 120 dBA

Welder 101 Saw cutter – 109 dBA

Dump truck 109 Concrete saw - 119 dBA

Power hand tools 109 Cranes – 110” dBA

It should be noted that these noise levels are very significantly above the earlier described “highly noise affected level”. The Appendix M “Glossary of Terms “ (p.48) describes the comparative noise levels as follows:

- **Decibel [dB]** The level of noise is measured objectively using a Sound Level Meter.
The following are examples of the decibel readings of every day sounds;
0dB the faintest sound we can hear
30dB a quiet library or in a quiet location in the country
45dB typical office space. Ambience in the city at night
60dB Martin Place at lunch time
70dB the sound of a car passing on the street

80dB loud music played at home
90dB the sound of a truck passing on the street
100dB the sound of a rock band
115dB limit of sound permitted in industry
120dB deafening
(NB MY ITALICS)

In addition to my real concerns about noise issues, I am concerned about dust contamination from the site as well as ventilation considerations. Given the very close physical proximity (less than 5 meters) to the site, the potential for dirt and dust contamination of my residence is very significant. My residence faces in a westerly direction across the site and is not noise or heat insulated. As such it requires natural ventilation (eg open windows) to maintain temperature levels. It is noted (Appendix V-ADCO Construction Management Plan) that

- ***“ The timing of the buildings will depend upon the SGS Preparatory School timetable especially in relation to the Building 2 as the works for the carpark will commence over the December-January school holidays to minimise impact to interface to the Prep School use of the fields” .***

Thus, the work is likely to occurring during peak Summer months when ventilation is critical to personal comfort.

CONCLUSION.

This submission is made in a spirit of goodwill. As a person who is vocationally focused on education, I welcome this initiative of Sydney Grammar School in their quest to provide better facilities for their students, staff and stakeholders. Conversely, I am satisfied that my deep personal concerns for my continued income-earning ability (particularly during these constricted times) and personal comfort will be given adequate and respectful consideration. I would welcome an opportunity for these issues to be mediated and resolved.

