

## FOR RESIDENT INFORMATION

26 November 2020

The Hon. Rob Stokes MP  
Minister for Planning and Public Spaces  
GPO Box 5341  
Sydney NSW 2001

Dear Minister

### **Major Project: Weigall Sports Complex, Sydney Grammar School**

Sydney Grammar School has provided valuable education services to boys for over a hundred years. While the school has the right to upgrade its sporting facilities, it must do so in a way that respects and protects the local residential neighbourhood.

The proposed Weigall Sports Complex at Sydney Grammar School is inappropriately located directly adjacent to homes, creating unacceptable impacts on residential amenity. The school has not adequately demonstrated why alternative and less imposing locations were not selected and more work is needed to protect neighbours' quality of life.

#### **Site Location**

Homes at 23, 25 to 27, and 29 to 33 Lawson Street and 8 Vialoux Avenue Paddington currently face tennis courts, providing outlooks across the sports grounds, light and sun that penetrates homes and a sense of space. Introducing a wall of built form along the boundary of these homes is insensitive and lacks justification when the school has ample open space on its land to build on.

The applicant claims that the proposed site is the only area that is not flood prone but little information is provided to verify this claim. The comparative analysis on siting options is brief and merely contains statements, with no quantifiable assessment. Option 4 would present a mutually beneficial outcome with residential amenity and the valley floor protected while allowing the sports complex to proceed.

***The Department of Planning, Industry and Environment must independently assess the merits of alternative locations for the sports centre before a determination is made.***

#### **Overshadowing**

Shadow diagrams have only been provided for the winter zenith and seem to contradict statements made in the table provided for hours of sun in living rooms before and after the development. It is unclear whether rooms other than living spaces are affected or what the impact is at other times of the year, including Autumn and Spring. The information is not transparent with local residents unable to understand the full extent of shadowing impacts.

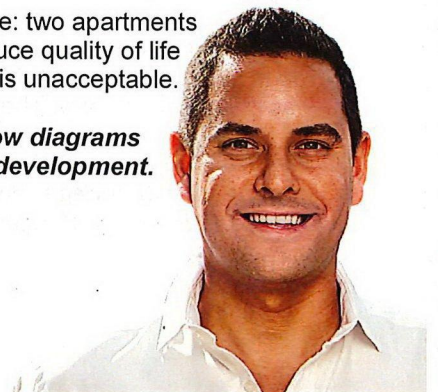
Residents at 23, 25 to 27 and 29 to 33 Lawson Street have raised concerns that they will lose direct sunlight into their homes and dispute the claim that they will not. There is also no assessment of overshadowing impacts on their garden or clothes lines, which is vital to their wellbeing and if reduced, will erode the garden's amenity and function.

Three homes at 8 Vialoux Avenue will lose significant winter sun in the living space: two apartments will lose four hours of sun and another will lose one and a half hours. This will reduce quality of life and property value, with cumulative impacts from the loss of views and light. This is unacceptable.

***The department must require the applicant to provide comprehensive shadow diagrams for the building to ensure neighbours can understand the full impact of the development.***

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### **View Impacts**

It is unacceptable that no view analysis has been done for residents of 23, 25 to 27, and 29 to 33 Lawson Street. The mere statement that view impacts "would be minimal given the topography..."

intervening development and vegetation and the existing/proposed setbacks and building heights" does nothing to comfort those concerned about the wall of development proposed next to their homes.

Homes at 18 Neild Avenue and 8 Vialoux Avenue will have the views from their apartments devastated and eliminated, replaced by a heavy built wall. Views are important to the wellbeing of apartment residents, who live with no private open space. A view can connect someone inside an apartment with the outside world and create a sense of space and this impact will affect residents' quality of life.

Of great concern is that the built form will cause massive loss of light and brightness inside adjacent homes, making them darker and more prone to damp.

### ***View impacts on homes are unacceptable.***

I am also concerned that views of Paddington from the train line and New South Head Road will be interrupted by Building 1, with large chunks of the hilly suburb no longer in view.

### **Substation**

The proposed substation has been located directly on the boundary with Lawson Street homes. It is unclear why this location was selected or whether more appropriate sites including underground could be used.

### ***The department should assess if there are other locations for the substation that are less imposing on neighbours.***

### **Traffic – Operations**

Idling coaches cause significant air and noise pollution and it is unclear whether coaches will be accommodated closer to homes as a result of the proposed development. This must be determined with residential amenity protected.

### ***The department must ensure that coaches are not relocated closer to homes as a part of this development.***

### **Traffic – Construction**

Trucks will enter the site at Vialoux Avenue, travel south of the development site and then exit at Neild Avenue. The route is along the boundary of Paddington homes yet information in the environmental impact assessment is limited making it difficult to determine the extent of impacts.

It appears that trucks could enter the site as early as 7am on weekdays and 8am on Saturdays. This is very early in the morning to have trucks idling adjacent to homes causing noise and air pollution. Impacts would be compounded by trucks arriving early or sounding reverse beeps. There is also no indication of the number of truck movements expected during construction.

Measures are needed to limit truck movements and truck noise on the site, especially early in the morning.

### ***The department must seek more information on expected truck impacts and impose conditions to protect residential amenity.***

### **Vibration and Structural Impacts – Construction**

There is significant concern from the local community that excavation of the site so close to their homes will cause them to experience uncomfortable and prolonged vibrations and permanent structural damage to their properties.

Some residents in adjacent homes on Lawson Street are vulnerable and have mental health concerns. They report significant emotional discomfort from vibrations during development construction at Neild Avenue, which was much further away. They must not be subject to similar impacts again.

### ***The proposed preparation of a detailed construction noise and vibration report should be a condition of consent with independent oversight by the department to ensure vibrations are minimised and structural integrity of adjacent homes is maintained.***



***Strong restrictions on construction activities that create noise and dust are needed to protect all affected people including residents and students, with all groups given opportunity for respite. All affected people should be given respite from intrusive noise such as from rock breaking. This should be reflected in the conditions of consent.***

#### **Cumulative Impacts – Construction**

Significant development is planned adjacent to the school at White City. Extensive demolition, excavation, construction and truck movements will cause noise, vibrations and dust.

If timing is not coordinated, local residents will be subjected to unreasonable and prolonged impacts.

There must be ongoing communication between the two projects to ensure major works are coordinated to protect residential amenity, including on local roads from truck movements.

***The conditions of consent should require the school to coordinate with the White City development to reduce cumulative impacts on residents from both developments.***

#### **Community Benefit**

The environmental impact assessment claims that community use of the facilities will be considered. Little detail is given on the extent of such use including whether it would be open to the wider public or just other schools, or how often it would be available.

It is not enough to make claims in the development application about potential social benefits when following any approval, suggestions could be abandoned.

***The conditions of consent should require public use of facilities when they are not in use by the school.***

The Sydney Grammar School site includes green areas along Rushcutters Creek that the local community has identified could be part of an enhanced and linked green pedestrian and cycling corridor known as the Paddington Greenway project. I have presented this project to you, and your staff met with its proponents and acknowledged its benefits. Working with council and other land owners as part of the Paddington Greenway project could be a community benefit delivered as part of this proposal.

***Conditions of consent around public access could be imposed as part of the public benefit outcome to ensure that the Paddington Greenway project can proceed should council and New South Wales government agencies work together to make it happen.***

***Sydney Grammar School provides an important educational service in the community and in the wider Sydney region but it must be a good neighbour and protect local residential amenity. I ask you to ensure these concerns are addressed.***

Yours sincerely



Alex Greenwich  
Member for Sydney