

Response to EIS Exhibition of Major Project SSD 8970, St Josephs College Sports Complex

Submission Date: 16.11.18 (with permission for late submission of 48 hours from Aditi Coomar, Principal Planner, Division of Priority Projects Assessments)

16 November

Submitted by: Margaret C Stuart, Honorary Secretary, Residents Committee, Heritage of Hunters Hill, 35 Gladesville Road, Hunters Hill NSW 2110.

I am itemising references to issues in the report:

Summary of this Submission

The major points in this project which relate to residents at the Heritage as neighbours of the College are:

1. Impacts during the Demolition phase
2. Impacts during the Construction phase
3. Use of the Sports Complex not just as a sporting facility but also as an entertainment facility by the College.

- Noise, Indicative Usage Profile, p.92 of discussion:

While items 1 and 2 will be conducted in the daytime, it is clearly stated that entertainment in the form of dances, banquets or other events using amplified music or sound/announcement systems in particular will take place in evenings, specifically up to midnight and estimated to occur 4 to 8 times per year.

The associated Table 4-5 predicts noise with dBA ratings which are very high, 43 and 51 even for major sports events when louvres and vents are closed. Such levels will be unacceptably high to nearby residents including some elderly of the Heritage.

On pp. 90 and 91 other issues relating to noise and vibration indicate that these have potential impacts which could be highly disturbing to residents in e.g. the Heritage and are noted with concern.

Will the recommendation made by Wilkinson Murray be adequate to deal with the high dBA estimated for construction and use of the complex?

- Shadowing of the Heritage at 35 Gladesville Road.

On p.88 it is stated that the shadow cast by the Sports Complex, 14 m high, will be comparable to those cast by other building on the St Josephs College site. Since any other tall College building is not located on Gladesville Road they would not have effect on southern neighbours that can occur with the planned Sports Complex.

It is stated that the affected neighbouring properties will retain 3 hr mid winter sunshine despite the shadow from the complex yet 3hr on days which

could possibly have 8 hours of sunshine will scarcely allow the ground to warm above its overnight low. Such a high level of shadowing is not acceptable.

A statement has been made that the Heritage has tree canopy adjacent to Gladesville Road, but this statement does not take into account that some of these trees are deciduous (not considered on p.86) and thus they do not preclude sunshine to the Heritage grounds and buildings in winter time.

- Construction Traffic (p. 98)

It is not clear if Luke Street is to remain open to traffic during construction. Figure 14, p.25, suggests that a Contractor's Compound will be located near the corner of Luke Street with Gladesville Road. Blockage of traffic flow in this area could lead to chaos not just in morning and afternoon peak, given the narrow width of Luke Street and adding to the problems of driving in and out of the nearby Heritage entrance.

- Trees on Gladesville Road and Luke Street (Figure 13 and p.24)

It is stated on the Figure that 3 existing street trees on Gladesville Road will be trimmed to the site boundary. These healthy, mature trees have approx 30-50% of their canopy stretching over the stone wall into the College. Has the viability of these trees been considered following such drastic pruning?

It would seem from this same Figure that all vegetation including trees will be removed from the Luke Street verge adjacent to the building site. It will be years before the planned plantings of lemon scented myrtle could grow along this strip. This is an adverse outcome for the Heritage residents and the local amenity.

- Traffic matters

In view of the congestion already experienced in Gladesville Road at peak times, unless construction traffic is required to use the western end, away from the Ryde Road intersection, current gridlock will be exacerbated.

- Height and Bulk of the Building

Heritage residents remain concerned that the height and bulk of the Sports Complex is at marked variance with the residential area adjacent to it. The planned colours and surface of the Complex contrast with others in the college and in the local area.

I trust the points raised in this submission will lead to further consideration of the needs of the neighbours of St Josephs College.

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