

# Weigall Sports Complex, Sydney Grammar School (SSD-10421)

Neild Avenue, Rushcutters Bay

## Social Impact Assessment

Prepared on behalf of

**SYDNEY GRAMMAR SCHOOL**

September 2020



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# Executive Summary

## Purpose of the Report

This Social Impact Assessment (SIA) has been prepared by Chikarovski & Associates in association with Robinson Urban Planning Pty Ltd (RUP) on behalf of Sydney Grammar School (SGS) for State Significant Development Application (SSDA) SD-10421 which proposes the Weigall Sports Complex on Neild Avenue at Rushcutters Bay.

The SIA has been prepared according to the requirements set out the following Secretary's Environmental Assessment Requirements (SEARs):

### 10. Social Impacts

*Prepare a social impact assessment, which:*

- identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project*
- considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected*
- assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest*
- includes mitigation measures for likely negative social impacts, and any proposed enhancement measures and*
- details how social impacts will be adaptively monitored and managed over time.*

Social impacts are consequences that people experience due to the changes created by a project. This can include changes to their way of life, the character of the community, its surroundings, their personal property, health and wellbeing.

It is acknowledged that SSDAs can create both positive and negative social impacts for the community. This SIA provides a comprehensive assessment of these impacts throughout the lifecycle of the Weigall Sports Complex project, as well as proposed mitigation measures to improve the overall community experience.

## Summary of Impacts

A summary of the potential positive and negative social impacts arising from the proposed Weigall Sports Complex follows:

### Positive

- Improved access to safe sporting facilities for students of the school
- Potential for community use of sport and recreational facilities
- Opportunities to improve connections between the school and the local community
- Job creation during and post construction
- Opportunity to showcase local culture and history



## Negative

- Impacts from construction on nearby residents
- Potential to increase pedestrian and vehicular traffic to the area.

## Mitigation Measures

The following mitigation measures are proposed to manage the potential social impacts of the proposed Weigall Sports Complex:

- Establish a Community Consultative Committee during the construction phase of the project as a forum for community participation
- Continue to investigate options for the local community to use the facilities
- Ensure measures are in place to control use of parking facility and implement on-site queuing for the morning and afternoon pick up at the Edgecliff Preparatory School on Alma Street
- Implement measures to promote safety and security.



# 1. Introduction

This Social Impact Assessment (SIA) has been prepared by Chikarovski & Associates in association with Robinson Urban Planning Pty Ltd (RUP) on behalf of Sydney Grammar School (SGS) for State Significant Development Application (SSDA) SD-1042 which proposes the Weigall Sports Complex on Neild Avenue at Rushcutters Bay.

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## 2. Site Context and Area of Social Influence

### 2.1 Location

The SSDA site forms part of the Weigall Playing Fields located on Neild Avenue at Rushcutters Bay (see Figure 1).



#### KEY

- |                           |  |
|---------------------------|--|
| 1. Sporting fields        | 10. Maccabi  |
| 2. Multi purpose courts   | 11. Elevated rail line   |
| 3. Weigall Pavilion       | 12. 5-8 storey mixed use development   |
| 4. Grandstand             | 13. 3-5 storey apartments  |
| 5. Barry Pavilion         | 14. 1-2 storey terraces  |
| 6. Cricket practice nets  | <span style="border: 1px dashed red; padding: 2px;"> </span> Indicative SSDA Site  |
| 7. Carpark                | <span style="border: 1px dashed red; padding: 2px;"> </span> Weigall Site Boundary |
| 8. Access easement        | <span style="color: red;">▶</span> Existing vehicle entry/exit to Site             |
| 9. SGS Preparatory School |  |

**Figure 1:** Site location (Source: AJ+C)





Weigall is bordered by (see Figure 1):

- Neild Avenue to the west (Neild Avenue is classified as a collector road and also forms part of the State Road MR625 managed by Roads and Maritime Services)
- State Rail land and the Eastern Suburbs Railway viaduct to the north
- White City (Hakoah Club and Maccabi Tennis Club), SGS Edgecliff Preparatory School, Vialoux Avenue, Alma Street and residential development to the south
- Residential development to the south and north-east
- A Sydney Water stormwater channel which traverses the site
- A right of way from Alma Street, benefiting the site, which crosses the site formerly known as White City.

## 2.2 Site Use

Weigall Playing Fields accommodate SGS's sports facilities (cricket, rugby, football, tennis and basketball), pavilion buildings, various grandstands and amenities.

- Weigall 1-3: Rugby fields, cricket, football
- Weigall 4: New soccer fields, car parking
- Weigall 5: Tennis courts, car parking
- Weigall 6: Basketball courts
- Weigall Pavilion: Change rooms, storage, function area, kitchen
- Across the site: Grandstands, amenities.
- The SSDA site comprises part of Weigall 3 and all of Weigall 5.

## 2.3 Lots

Weigall comprises the following allotments (lots to be included in the SSDA are underlined):

- Lot 1 DP 633259
- Lot 2 DP 547260 (part)
- Lot 1 DP 311460 (a small portion only)
- Lot 1 DP 1114604
- Lot 2 DP 1114604

A number of additional lots are leased by SGS (owned by State Rail and others).

## 2.4 Area of Social Influence

The SSDA site represents about 20% of the Weigall Sports Ground (9,955m<sup>2</sup> out of 4.99ha). It sits at the southern end of Weigall. Social impacts from the proposal may impact adjoining and nearby residents, residents in Paddington, residents and Rushcutters Bay and the SGS community including students, their families, staff, Old Sydneians (former SGS students) and other schools that compete with SGS in weekend sport.



## 3. The Proposal

### 3.1 About Sydney Grammar School

SGS *'has a tradition of producing independent, often pioneering young men with the drive and confidence to make the most of opportunities and to make a difference in the world'*<sup>1</sup>. SGS was established in 1854 as an independent school for boys. Founded by Sir Henry Parkes through an Act of Parliament, it is one of the oldest schools in Australia.

SGS has three campuses; Edgecliff and St Ives preparatory schools catering for students from kindergarten to year 6 and the Senior School located at the founding College Street site in Sydney catering for students from years 7 to 12. The school's population at St Ives, Edgecliff and College Street are respectively around 400, 300 and 1,150 students.

### 3.2 Sport at Sydney Grammar

Sport is an integral part of the SGS curriculum. SGS believes its success is derived from the fundamental principles of the craft of the classroom, pastoral care program, musical program, co-curricular and extra-curricular opportunities and participation in sport and sporting competition. Students should be nurtured to develop personal depth, talents and integrity through the many pathways available at the school, including an ambitious and healthy sporting culture.

SGS believes that team and individual sporting activities provide valuable avenues for students to be healthy, develop physical skills, develop teamwork and camaraderie, accept success and defeat intellectually and gracefully, develop leadership opportunities, make new friends and to have fun.

SGS has been part of the Athletic Association of Great Public Schools of New South Wales (**AAGPS**) sports program since its inception in 1892. This organisation enables schoolboy sporting matches and contest between member schools through a summer and winter program.

### 3.3 Project Need

The Senior School cannot accommodate its sport program on SGS properties and relies on external facilities which are limited and logistically difficult to manage. SGS is finding it increasingly difficult to accommodate sport programs and popular and dominant sports have limited offerings due to student demand and limited or no facilities.

The SGS Weigall Sports Complex would meet the sport and Personal Development, Health and Physical Education (**PDHPE**) needs of the SGS community and reduce reliance on external facilities enabling greater supervision and protection of students. It would update the SGS sporting facilities, provide all-weather sporting facilities for Edgecliff Preparatory School and accommodate an increased swimming and basketball sport program. The SGS tennis program would be relocated away from Weigall.

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<sup>1</sup> Text from Sydney Grammar School 2019 Prospectus





### 3.4 Project Objectives

[insert as infographic)

A.	<b>Masterplan of the site</b>	A masterplan will provide context for the Weigall Sports Complex and utilisation of the wider site.
B.	<b>The Whole Child</b>	Weigall Sports Complex would provide facilities to support Sydney Grammar's belief that sport and exercise are essential to the healthy development of young people in conjunction with their broader academic and co-curricular education.
C.	<b>Consolidation of Facilities</b>	Sydney Grammar's sporting facilities are currently spread across Sydney. The Weigall Sports Complex would help consolidate locations to improve child protection, supervision and transport.
D.	<b>Minimise impact to the site and stakeholders and maximise the opportunity for the community to benefit from the new facilities</b>	Weigall Sports Complex is to be designed and operated to minimise impacts on stakeholders and maximise the opportunity for community benefits.
E.	<b>An exemplar building</b>	Weigall Sports Complex is to be an exemplar building of the highest architectural standards that is sympathetic to the landscape of the site and local community.



## 4. Strategic Policy Context

Key state and local government policies were reviewed to understand the strategic context of the proposed Weigall Sports Complex including:

- Environmental Planning and Assessment Act 1979
- NSW State Priorities
- The Greater Sydney Region Plan - A Metropolis of Three Cities (2018)
- Eastern City District Plan (2018)
- Woollahra Local Strategic Planning Strategy (2020).

The following table outlines the key policy findings relevant to social impact.

Policy themes	Relevance to proposal
Delivering infrastructure	<p>New education facilities should make more efficient use of the land, promote shared use opportunities and include safe walking and cycling links.</p> <p>Infrastructure should respond to growth and changing demand in innovative ways such as more efficient use of land, contemporary design, greater sharing of spaces and facilities, and flexible learning spaces.</p>
Community use	<p>State and local policies encourage shared use of public and private education, recreation and community facilities</p> <p>Foster healthy, creative, culturally rich and socially connected communities.</p>
Open space and recreation	<p>Reduce overweight and obesity rates of children.</p>
Transport and accessibility	<p>Provide safe walking and cycling links to schools to encourage young people to be more active, better connect schools with local communities and reduce local congestion around schools.</p>



## 5. Place Context and Community Profile

### 5.1 Place Context

#### *Traditional Owners*

The Traditional Owners of the land encompassing the Woollahra Local Government Area (**LGA**) are the Gadigal and Birrabirragal people and the area has a rich Aboriginal history with more than 70 sites located throughout.<sup>2</sup>

#### *Location and Composition*

Paddington suburb is located around 3km east of the Sydney CBD and is predominantly comprised of terrace houses and apartments. Parts of Paddington are designated as an Urban Heritage Conservation Area due to its historical significance as a suburb from the Victorian era. There are a range of restaurants, pubs and retail shops scattered throughout the suburb, alongside larger businesses such as car dealerships and furniture shops.

The site itself is bounded by Neild Avenue to the west, which is a major arterial road into Paddington and is dominated by medium density apartments, large warehouse-style businesses and small cafes and restaurants. To the south and east are Lawson Street and Vialoux Avenue, which contain small mostly terraced housing and apartment blocks, including several large Land and Housing Corporation tenancies. The proposed carpark enters from Alma Street, where the SGS Preparatory School is located alongside a small number of terrace-style dwellings.

SGS has owned Weigall Fields for over 110 years and the school has a strong presence in the community, occupying Weigall (4.9 ha) and the Edgecliff Preparatory School on Alma Street in the lower Paddington area.

#### *Community Infrastructure and Facilities*

There are limited recreational facilities located in or nearby the area that are safe, available and appropriate for school children to use. Whilst the closest public swimming pool, Cook + Phillip Park, is relatively close to the school, it has very low availability of lanes for the local schools to use. As a result, schools such as Glenmore Road Public School travel to Botany and beyond for swimming lessons and activities.

#### *Access to Transport*

The area has relatively good access to public transport with Edgecliff Station located within walking distance, which provides frequent connections to the Bondi and the CBD, as well as South towards Waterfall. Multiple buses also service the area with routes along New South Head Road and Five Ways connecting the site to the CBD and other areas in the Eastern suburbs.

### 5.2 Community Profile

The SSDA site is located in Paddington therefore this community profile has relied on 2016 Australian Bureau of Australia (**ABS**) Census data to carry out a demographic analysis of this community. Greater Sydney has been used for comparative purposes due to its close proximity to the area.

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<sup>2</sup> [https://www.woollahra.nsw.gov.au/community/about\\_our\\_community/history\\_and\\_heritage/aboriginal\\_heritage](https://www.woollahra.nsw.gov.au/community/about_our_community/history_and_heritage/aboriginal_heritage)



### *Total Population*

In 2016, the estimated usual resident population of Paddington was 9,399. The ABS estimates that this has grown by around 13.5% to 11,287 in 2019.<sup>3</sup>

### *Age Profile*

Paddington is characterised by a relatively young working age population, the majority of which are couples without children (49.7%).

Compared to Greater Sydney it has significantly less children aged between zero and 14 (13.3% compared to 18.7%), slightly less people aged over 65 (12.8% compared to 13.9%) and 42.2% of the population is aged between 25-34 (Greater Sydney's population is more evenly divided in age).

### *Density and Housing*

Paddington has moderate population density with around 64% living in terrace or town houses. Around 32% live in apartments and there are only 146 detached houses across the entire suburb (2.8%). This is vastly different than the Greater Sydney area where 56.9% live in detached housing and only 14% in semi-detached housing or terraces. 28.1% live in apartments which is similar to Paddington. Average household size is slightly smaller in Paddington (1.7) than Greater Sydney (1.9).

Just over half of Paddington properties are owner occupied (51.3%), which is significantly lower than the Greater Sydney area (62.3%) with the remainder rented or subject to an alternative tenancy arrangement.

The median price for a house in Paddington is roughly \$2,265,000 with high market demand.<sup>4</sup> Two and three bedroom dwellings dominate the area (around 60% of total housing stock) which rents ranging from \$700 - \$1,200/week. Prices and demand across Sydney vary greatly due to its large area.

### *Family Profiles*

There are 2,946 families living in Paddington. The majority of these are families without children (49.7%) which is significantly different to the Greater Sydney area where 49.5% of the population comprises families with children. Paddington has a lower proportion of lone parent families (10.6%) compared to Greater Sydney (15.2%).

### *Cultural Diversity*

Paddington has a relatively low level of cultural diversity in the area with Australia (59.9%), England (8.2%) and New Zealand (3.5%) being the predominant countries of birth. Only around 17% of all households speak a language other than English at home, with French (1.7 per cent), Spanish (1.3 per cent) and Italian (1.0 per cent) being the most common.

This is significantly different to the Greater Sydney Area where 38.2% of households speak a language other than English at home, with Mandarin (4.7%), Arabic (4%), Cantonese (2.9%) and Vietnamese (2.1%) featuring predominantly. A slightly lower proportion of people in Greater Sydney were born in Australia (57.1%), with China (4.7%), England (3.1%) and India (2.7%) being the next most common countries of birth.

### *Religious Affiliation*

Around 40% of people in Paddington report to follow no religion, which is far higher than in Greater Sydney where only 24.6% describe themselves as this. Catholicism is the most common religion in

<sup>3</sup> <https://profile.id.com.au/woollahra/population?WebID=140>

<sup>4</sup> <https://www.realestate.com.au/neighbourhoods/paddington-2021-nsw>



both areas, however Greater Sydney has a higher following (25.1%) than Paddington (20.1%). In Paddington there is also a significant representation of Eastern Orthodox (2.4%), whereas Greater Sydney has a higher Islam affiliation (5.3%).

#### *Education and Employment*

In Paddington, most of the population is in full time employment (70.9%) or part-time employment (21.9%), which is comparable to Greater Sydney where 61.2% work full time and 28.2% part-time.

Paddington's workforce is predominantly made up of professional (45.8%), manager (20.8%) or admin (10.9%) positions. These three occupations are also the highest reported in Greater Sydney, however the proportions in each are lower (professional 26.3%, admin 14.6%, manager 13.7%).

The top industries of employment are significantly different with Legal Services, Banking and Health most common in Paddington compared to hospitals, computer systems design and cafes/restaurants in Greater Sydney.

Median household income in Paddington is \$2,509 per week, which is much higher than in Greater Sydney (\$1,750) and above both the state and national average.

54.1% of the Paddington population hold a Bachelors degree, which is more than double the national average and less than 8% did not complete Year 12 or equivalent.

The Woollahra LGA is the second most socio-economically advantaged area in NSW.

#### *Motor Vehicle Ownership and Transport*

Motor vehicle ownership in Paddington is relatively high, with around 77% owning one or more motor vehicle and only 20% who do not own a car. Most people travel to work by car (31.1%) or bus (20.3%).

In Greater Sydney, motor vehicle ownership is higher with 85.6% of people owning one or more cars. 59.8% of people travel to work by car and 10.9% by train.

#### *LAHC Community*

As mentioned previously, the SSDA site is bordered by a number of medium-density LAHC-managed apartment buildings. Based on consultation with the residents of these dwellings and LAHC representatives, it appears this community is largely made up of single-person homes, with the majority of tenants over 65.

Many are long-term residents (25+ years) and some identify as vulnerable people due to physical or mental disability. There is also a small [what is CALD] Culturally and Linguistically Diverse (CALD) community within the tenancy with Arabic, Hungarian, Persian, Romanian, Russian and Vietnamese native speakers.



## 6. Community Consultation Findings

### 6.1 Overview

As required by the SEARs, community consultation was carried out throughout the preparation of the SSDA. Chikarovski & Associates was engaged to design and implement the consultation plan in accordance with the SEARs and the guidelines provided by Department of Planning Industry and Environment (**DPIE**). Feedback from the community was used to refine and make changes to the design and inform this SIA.

### 6.2 Consultation Activities

Comprehensive community engagement was carried out between 24 February and 7 October 2020 to provide people with information about the project and ensure their feedback could be considered as part of the design process.

From March – May 2020, due to the restrictions continuing to be placed on the community due to COVID-19, the majority of this consultation was carried out online or via digital/virtual means. In early June 2020, when restrictions were lifted, an increased level of face-to-face engagement activities were undertaken.

### 6.3 Key Themes

#### *Building Design and Site Location*

A number of residents, particularly those located in close proximity to the site, raised concerns about the proposed building location and questioned whether there was a viable alternative site for the proposed sports complex.

There was also a strong desire to ensure the building's design features were in context with the site's surrounding structures and the context of the broader Paddington architecture.

#### *Traffic and Parking*

One of the most common concern raised by the community was the potential for the facility to generate additional vehicular traffic to the area and the impact on local congestion and parking. Many of the streets surrounding the site are narrow and already suffer significant congestions and residents have limited off street parking available. Residents are concerned that the new facility will exacerbate this by bringing more vehicles to the area.

Whilst not directly related to the SSDA site, opportunities for active transport links around the school were also discussed with community members.

#### *Visual Impact, Overshadowing and Privacy*

The potential visual impact of the new building was raised by residents, especially those on Vialoux Avenue, Lawson Street and Neild Avenue which are adjacent to the site. Concerns were raised regarding the building height, setbacks and external façade and the impact this would have on existing views.

Overshadowing was also discussed with residents who were concerned that the position of the building would cause them to lose sunlight into their properties and back yards.

The potential for reduced privacy was also raised, with residents questioning whether the facility's users would be able to see into their dwellings from the complex.





### *Community Access and Use of Facilities*

The community supported local public school use of the pool and other sports training areas, particularly given there are limited local facilities.

The potential for the broader community to access the facility outside of school hours was discussed and received mixed feedback. Some residents supported community use of the complex outside of school hours to provide additional recreational facilities for the area. Others were concerned that this would bring additional pedestrian and vehicular traffic to the area and therefore would prefer school use only.

### *Construction Impacts*

During the past few years there have been a number of large construction projects carried out in the area and residents have experienced various impacts such as congestion from truck movements, noise, dust and vibrations. Concerns were expressed that the construction of the new facility and car park may have similar impacts on the local community and there was great interest regarding how these could be managed effectively.

### *Noise and Light*

There is a moderate level of noise generated by the tennis courts at present and there were some concerns from residents were concerned that this may increase due to increased activity generated by the sports complex (for example, from students marshalling at the entrance, coach whistles etc).

### *Heritage, Environment and Sustainability*

There was a strong desire to maintain as many trees on the site and, where possible, plant additional trees and vegetation.

The potential to integrate some of the area's rich heritage into the design of the building was also received positively by residents, with options to incorporate elements of indigenous culture and local history was received positively by residents.

The community was also enthusiastic about the opportunities for innovative sustainability features in the design and operation of the building – such as the ability to use solar panels and water retention systems.



## 7. Assessing Social Impact

This SIA provides a concise response to the intent, objectives and principles outlined in the International Association for Impact Assessments (IAIA) International Principles for Social Impact Assessment guideline (2003). This framework has been applied to the identification, consideration and assessment of the social impacts associated with the proposed Weigall Sports Complex.

The IAIA's SIA guidelines set out a series of principles to guide consideration of social elements, within the practice of environmental impact assessment. The document defines Social Impact Assessment as:

*“The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.”*

The document identifies eight key factors as a means of identifying, conceptualising and defining social impacts of a project, these being:

- Peoples way of life: how they live, work, play and interact with each other on a day-to-day basis;
- Their culture: in terms of their shared beliefs, customs, values and language or dialect;
- Their community: its cohesion, stability, character, services and facilities;
- Their political systems: the extent to which people can participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose;
- Their environment: the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources;
- Their health and wellbeing: health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity;
- Their personal and property rights: particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties, and
- Their fears and aspirations: their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

This SIA seeks to respond to the intent, objectives and principles outlined by the IAIA. The social factors identified above have therefore guided the identification, consideration and assessment of the social impacts associated with the project.



## 8. Social Impact Assessment and Recommendations

### 8.1 Current Profile and Proposal Considerations

In assessing the social impact of the proposed project on the local community, the following key factors have been considered:

#### *History of Sydney Grammar School and Weigall Fields*

SGS has owned the Weigall Sports Grounds since 1907 and the school has a long and rich history in the local area, having been a member of the community for over 100 years. Over time there have been various changes to the way the school uses the site and interacts with the local area, including new buildings and pavilions and changes to the configuration and setup of the fields.

This context is important for assessing social impact as there is an expectation in the local community that SGS will continue to be in the area for a very long time and, as demonstrated previously, will likely make changes to how it uses its land and interacts with the local community.

#### *Unique Characteristics of the Local Community*

There are a number of key unique characteristics of the local Paddington Community that will influence the social impact of the project:

- Strong sense of identity deriving from the area's rich history and confirmed by its status as a Heritage Conservation Area
- Highly educated community with a strong desire for information and participation in decisions which involve major changes to the area
- High level of community interest in the activities of the school and a desire to form a closer relationship
- Large community of residents in LAHC-managed tenancies, many of whom have been in the area for many years and are valued part of the community and some who identify as vulnerable due to age or health related reasons
- Presence of local schools within walking distance to the site and who have a distinct lack of sporting facilities
- High level of car ownership coupled with low volumes of off-street parking due to the predominantly terrace-style housing

#### *Impact of COVID19*

There is no doubt that COVID19 has had a significant impact on all local communities due to the restrictions placed on people's movements, the economic impact of lockdowns and closures and the physical and mental health impact of living through a pandemic.

Specific social impacts in the Paddington area that are relevant to this assessment include:

- Many more residents are working from home due to office closures – which may continue after the pandemic subsides increasing the number of residents exposed to construction impacts
- Less people are using public transport and relying on cars for transport, potentially adding congestion to roads at different times than pre-COVID
- Economic impact on local businesses, who may have suffered downturn and/or have drastically had to alter their activities to survive
- Increased demand and focus on physical health and the need for public space/recreation facilities



- Mental health impacts that may reduce people's tolerance to withstand project impacts.

## 8.2 Potential Impacts

### Positive

- **Improved access to safe sporting facilities for students of the school**

During the past few years there has been an increase in participation and interest in sports such as basketball, volleyball and water polo. There are currently very few facilities in the area that provide the opportunity for students to train and play these sports in a safe and protected environment. The proposed Weigall Sports Complex will provide facilities for these sports of the future, in a safe, state-of-the-art, all weather setting for students from SGS as well as other schools in the area. Having access to the Weigall Sports Complex will therefore have a significantly positive benefit for SGS and other students.

- **Potential for community use of sport and recreational facilities**

With direct pedestrian access from Neild Avenue and Alma Street (obviating the need for the community access to other secured school areas) and male and female toilets/change rooms; the SGS Weigall Sports Complex has been designed to accommodate community uses.

Consistent with SEPP (*Educational establishments and Child Care Facilities*) 2017 Schedule 4 Design Quality Principle 3, SGS will actively seek opportunities for their facilities to be shared with the community outside of school hours within the following parameters:

- Community use of the SGS Weigall Sports Complex is to be provided to external organisations (such as local schools including Glenmore Park Public School, tertiary educational establishments, sports associations, clubs etc).
- SGS would have a formal agreement with organisations accessing the Weigall Sports Complex (setting out agreed access times/dates that fit within the SGS usage profile, behaviour, responsibilities, transport/parking, number of people, supervision, areas that can be accessed, fees etc).
- A community use usage profile would be prepared and submitted to Woollahra Council and/or DPIE prior to the issue of an occupation certificate. The profile could be reviewed periodically (say every three years).
- It would not be reliable to provide a detailed community use usage profile as part of the EIS given the 18 - 20 month construction timetable and the uncertainties that arise from the COVID-19 crisis (for both SGS and other organisations).
- On-site parking will not be provided for community use groups.

Community access is to be restricted to organisations (rather than individuals) as it enables better management of SGS's duty of care to its students and it minimises potential environmental impacts associated with wider community use (for example traffic, on street parking demand and noise).

Closer to occupation of the Weigall Sports Complex, SGS is keen to explore opportunities for community use and has commenced discussions with Glenmore Road Public School as a starting point with positive feedback received.

- **Opportunities to improve connections between the school and the local community**

The community engagement process for the Weigall Sports Complex has helped deepen the relationship between the school and the local community. The result has been a more open and



transparent dialogue regarding a range of matters, including those related to the project, as well as other concerns and opportunities related to the school's current site and operations.

The Weigall Sports Complex project can continue to build these relationships and facilitate forums for greater collaboration between the school and its local community.

- **Job creation during and post construction**

WTP Australia calculate that construction of the Weigall Sports Complex will create around 155 full time equivalent construction jobs.

These workers will also provide an economic boost to the many small businesses in the area (for example, by purchasing coffee and lunch from local cafes and restaurants) who have suffered financially due to the economic impact of COVID19.

Once operational, four additional SGS staff will be employed to maintain and manage the Weigall Sports Complex.

- **Opportunity to showcase local culture and history**

The Paddington community has a strong sense of identity and there is an opportunity for the project's design to showcase local culture and indigenous and post colonisation history. The school is committed to an interpretation of the history of the site including indigenous, early European and the school's history. This will be an iterative process during the detailed design development. In addition, the landscape has incorporated native and indigenous planting connecting Building 1 and Building 2. The art and interpretation will be governed by a strong consultation process with relevant specialists.

## **Negative**

- **Impacts from construction on nearby residents**

During the past few years, there have been a number of large construction projects near the SSDA site. During consultation, members of the community described the adverse amenity impact of these projects.

Construction of the Weigall Sports Complex has the potential to have a some adverse impacts given the:

- Potential for more people to be working from home during the construction period and therefore exposing more people to construction noise/vibrations
- Presence of a large community of residents in LAHC-managed tenancies close to the SSDA site, some of whom identify as vulnerable and more susceptible to construction impact
- Potential cumulative impacts from other future construction in the area, such as the approved redevelopment of the White City site.

(See Noise Impact Assessment by White Noise).

- **Potential to increase pedestrian and vehicular traffic to the area**

The local community is particularly susceptible to increases in traffic to the area, particularly vehicular traffic due to the high levels of motor vehicle ownership and car usage, combined with narrow, sometimes congested streets and a lack of available parking spaces. The project includes 102 car parking spaces to accommodate peak demand from the Weigall Sports Complex, which would minimise on street parking impacts.



PTC has modelled the proposed generation of traffic from the proposal and has concluded that additional trips can be accommodated within the local road network and that the proposed car park meets the peak demand of the Weigall Sports Complex.

(See Traffic Report, by PTC).

### 8.3 Mitigation Measures

The following mitigation measures are proposed to manage the potential social impacts of the proposed Weigall Sports Complex:

- Establish a Community Consultative Committee during the construction phase of the project as a forum for community participation

SGS will establish a Community Consultative Committee (CCC) during the construction phase in accordance with the Draft Consultative Committee Guidelines State Significant Projects (Department of Planning and Environment, 2016, or its latest version), unless otherwise approved by the Secretary.

Measures will be put in place to make the CCC accessible and welcoming to all members of the local community.

This will enable broad and consistent participation by the local community during construction to provide a forum for community concerns to be raised and resolved accordingly.

- **Management of construction**

The construction of the Weigall Sports Complex is expected to take approximately 18 - 20 months. Construction activities will be undertaken during legislated hours. All works will be completed in accordance with EPA requirements and noise impacts will be minimised where possible.

(See Preliminary Construction Management Plan by ADCO Constructions Pty Ltd and Noise Impact Assessment by White Noise).

- **Continue to investigate options for the local community to use the facilities**

Prior to occupation of the Weigall Sports Complex, SGS will identify opportunities for community use within the parameters described at Section 6.3. Key considerations will be balancing the benefits of community use with the school's duty of care to its students and minimising potential environmental impacts for the wider community use (for example traffic, on-street parking demand and noise).

- **Ensure measures are in place to control use of parking facility and implement on-site queuing for the morning and afternoon pick up at the Edgecliff Preparatory School on Alma Street**

The car parking facility for the Weigall Sports Complex (Building 2 – Car park) will be for use by SGS staff during school hours and for weekend sport participants and their carers on the weekend. Physical barriers, such as security gates, along with operational rules and procedures will be installed to ensure that the car park is only used for these purposes.

To reduce morning and afternoon traffic congestion associated with the SGS Edgecliff Preparatory School, proposed Building 2 – Car park is to be used as a pick-up drop off facility (although this traffic impact is not associated with the Weigall Sports Complex, reducing morning and afternoon congestion on local streets will improve amenity and convenience for the local community). Student pick-up and





drop-off will remain on Alma Street adjoining the Preparatory School, with parents and carers using the Building 2 – Carpark for queuing only.

- **Implement measures to promote safety and security**

RUP has considered Crime Prevention Through Environmental Design (**CPTED**) in the EIS outlining measures proposed to promote safety and security (such as to lighting, surveillance, fenced boundaries and clear pathways for student and staff travel).

