

Re: Weigall Sports Complex, Sydney Grammar School
DA SSD-10421

I am making a comment on conditions of consent that should be included in the approval of this development which I support.

The proposed development represents a wonderful enhancement of the sporting facilities of The Sydney Grammar School, including for the boys of The Edgecliff Preparatory School.

I am concerned about the impact of the construction on the **safety of children**.

It is my submission that there should be a bespoke standard of zero risk applied to this development simply because of the young children attending the School near to the proposed development. It is not in the public interest to suggest that anything other than a zero risk approach is acceptable given the unique circumstance (being the number of young children immediately impacted by this development).

My main concerns are outlined as follows:

1. Vehicle egress via Alma Street

Construction traffic for Building 2 Weigall Sports Complex Carpark will exit via Alma St where the preparatory school is located. The exiting vehicles will cross a footpath that is used all day by students of the School. These children - as young as 5 years of age - wear sun hats and run with their heads down so that the hat visor obscures forward views, have ears filled with the laughter of their friends and are generally oblivious to the dangers of the world, including exiting vehicles.

The traffic management plan (Appendix H) details no traffic control measure such as a gate controller at the point of egress of construction traffic via Alma Street, including the footpath crossing. A traffic control measure at the point of egress to Alma St should be a condition of consent.

The traffic management plan states construction vehicle movement will be restricted during the school peak periods times between “8.00am-9.30am and 2:30pm-4:00pm”. School starts at 8:30 am and drop offs start from 7:30 am so construction traffic should be restricted from 7:30 am.

I note the traffic survey in Appendix H including intersections of Alma Street occurred on “Thursday, 5th December 2019” beginning at 8 am. The school located on Alma Street was on school holidays on the day of 5 December 2019. It is not clear that the traffic survey reflects a typical or maximal weekday traffic condition which may occur in Alma Street and adjacent streets on a school day from around 7.30 am.

2. Contaminated material and dust management.

Construction and demolition has historically exposed people to dangerous materials, some of which have been known to be dangerous at the time and some of which have only been

recognised subsequently as dangerous. In Appendix O, no suspected asbestos-containing materials and lead based paints have been identified yet. The presence of items containing polychlorinated biphenyls and synthetic mineral fibres is noted. Appendix Q details nuisance dust measures. It is noted that “the potential to generate visible levels of dust” will be suppressed with water sprays, water carts, water sprinklers and “watercraft”.

The developers should update Appendix Q section 7.2.2 so that the cases of failure of water sprays to suppress (i) dust, (ii) occurrence of fugitive emissions or (iii) fouling of the air is adequately addressed.

Extract 1. Section 7.2.2 of Appendix Q. Incomplete statement on plan to address dust generation and fugitive emissions.

- | |
|---|
| <ul style="list-style-type: none">• Appropriate covering techniques, such as the use of plastic sheeting will be used to cover excavation faces, stockpiles and any unsealed surfaces;• If dust is being generated from a given surface, and water sprays fail;• If fugitive emissions have the potential to cause the ambient air quality to foul the ambient air quality;• The area of soils exposed at any one time will be minimised wherever possible by excavating in a localised progressive manner over the site; and, |
|---|

Conditions of consent should address potentially dangerous dust, fugitive emissions or pollutants. These could be invisible and odourless, so a condition of consent should include appropriate monitoring of the air.

It is imperative that there is absolutely no doubt that the safety of the young children who will be in the immediate vicinity of this work is ensured.

I am confident that both the development authority and the applicant will agree that the safety of the hundreds of young children who use the roads and footpaths, and breath in the vicinity of this development is of paramount importance, and that that it is reasonable in this instance to expect a high level of scrutiny in order to maintain their safety during works.

We appreciate your effort to ensure both the successful development of the site and the absolute and ongoing safety of the children.