

I'm writing concerning the Weigall Development which will greatly impact our little part of Paddington, the visual impact the development will have that is not in keeping with the area and the relative ease at which we are able to park compared with the rest of Paddington.

I support the school wanting to develop something for their kids but take great issue with the size and placement of the development.

The first comment is the lack of community consultation – I believe they have done minimal consultation and have hidden it under the guise of covid. The sample size of community consultation is tiny.

The proposed development is completely unsympathetic to the height, density, bulk & scale of the surrounding streetscape.

Here are my objections:

- The 3-4-storey building to be built on the tennis courts adjacent to 8 Vialoux Ave:
 - Should be built on the one of numerous fields they own (not the one closest to residences). The company has said this is due to flooding but there is an existing building in the “flood” area so that should be a problem.
 - Weigall 1 or Weigall 4 would be a far better position for the development away from small community streets.
 - The new building should be close to the train tracks where noise and size does not matter.
 - The company in charge said the position is also because there are HV (High Voltage) lines under the other places....this is not true as far as I have researched on publicly available info (ie. Dial before you dig). Gas, Ausgrid and Fibre all run along the Neild Ave boundary as far as I can see.
 - There is a water/sewage line but it seems to run along the boundary between Weigall and White City.
- The height of the building:
 - The proposed 3-4-storey building will be as high as the Advanx building which completely dwarfs buildings in our street (Vialoux Ave). The height of the building should not be higher than 8 Vialoux Ave. (The zoning of the Advanx is different to the zoning of the proposed site)
 - The proposed building location is zoned R3 which has a height limit of 9.5metres, it should be allowed to go above this height.
 - The building will overshadow 8 Vialoux Ave. If it were positioned elsewhere it wouldn't overshadow anything, if it were lower it wouldn't overshadow.
 - The second-floor plan is excessive and the multi-purpose Sports Room on that level is unnecessary when it makes the building envelope enormous.
 - If the building must remain where they are proposing, the basketball courts above the pool should be put above the carpark as the overshadowing effect is minimal there or the void above the second level should be removed (as

well as the “Flexible sporting spaces” which just seem to be completely out of scale to the street and surrounds

- The new car park:
 - could house the basketball courts instead of them being close to residential properties (I understand the Principal’s residence is close to the car park so he would possibly object to this)
 - There will be additional sports events being held once the development is complete which will make Neild Ave, Lawson St, Boundary St, Vialoux Ave and Alma St further congested with through traffic and lack of parking.
 - Between 3pm – 3.20pm on a weekday it is IMPOSSIBLE for us to leave our street (Vialoux Ave) as Lawson St is completely backed up and drivers just block our street. We believe this street will become more congested with the car park entrance being off Alma St. I think the car park should be accessed from Neild Ave or New South Head Road.
- During the build, which is scheduled for 2 years, they are proposing small vehicle access from Vialoux Ave meaning we will lose many car spaces for that period. That is unacceptable when we have no off-street parking on Vialoux Ave and Lawson St. They have access from Alma St and Neild Ave, to have a 3rd access point is unnecessary.
- For the build of the carpark, another 6-7 months, they are proposing deliveries be made from Vialoux Ave.
 - The reason for this is for the trucks to enter via one location and exit via another. An alternative solution is to enter via Neild Ave (as suggested) and create a turning circle on one of their fields and exit via Neild Ave creating less disruption.
 - Interestingly, the carpark is NOT positioned in front of the Principals house at 9 Vialoux Ave....
- We also need to make sure there is no access to the facility from Vialoux Ave once it is developed and it might be a wonderful thing for them to landscape the grassy area at the end of Vialoux (perhaps a community garden, new footpaths and lay new bitumen) in the cul-de-sac as part of their application.

Thanks,

Sinead Vidler