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O/N H-1575566

**INDEPENDENT PLANNING COMMISSION**

**VIRTUAL SITE INSPECTION**

**WEIGALL SPORTS COMPLEX, SYDNEY  
GRAMMAR SCHOOL PROJECT (SSD-10421)**

**PANEL:** PETER DUNCAN AM  
PROF RICHARD MACKAY AM

**ASSISTING PANEL:** LINDSEY BLECHER  
JANE ANDERSON  
PHOEBE JARVIS

**APPLICANT:** SANDRA ROBINSON  
TINA TANG (ON-SITE)  
MICHAEL HEENAN (ON-SITE)  
LEE COLLARD (ON-SITE)

**LOCATION:** ONLINE, APPLICANT ON-SITE AT:  
  
WEIGALL SPORTS GROUNDS  
6 NEILD AVE, DARLINGHURST,  
NEW SOUTH WALES

**DATE:** 1.58 PM, THURSDAY, 7 OCTOBER 2021

MR P. DUNCAN: Good afternoon. Before we begin, I would like to acknowledge the Traditional Custodians of the land on which we variously meet today, as well as the Traditional Custodians of the site of the project, the Gadigal people of the Eora nation. I would like to pay my respects to their Elders past, present and emerging.

5 Welcome to the virtual site inspection for the Weigall Sports Complex, Sydney Grammar School SSD-10421, which is currently before the Commission for determination. My name is Peter Duncan. I am the chair of the Commission panel. I'm joined by my fellow commissioner, Professor Richard Mackay. We form the Commission panel appointed for this application. We are being assisted today by

10 Lindsey Blecher, Jane Anderson and Phoebe Jarvis from the Office of the Independent Planning Commission.

Sydney Grammar School, the applicant, is seeking approval for the new Weigall Sports Complex, including demolition of existing sports facilities and carparking

15 areas, bulk excavations and construction of a new, three-storey sports complex with basement and a separate, single-storey split-level carpark building. The purpose of the virtual site visit is for the Commission to gain an understanding of the site, including its location, layout and its physical attributes. This meeting is not an opportunity to make a submission to the Commissioners. Submissions should be

20 made via our website and we also have meetings next Friday. It is – or Friday week, I should say.

It is important for the Commissioners to ask questions of attendees and to clarify issues whenever it is considered appropriate. If you are asked a question and are not

25 in a position to answer, please feel free to take the question on notice and provide any additional information in writing, which we will also put on our website. In the interests of openness and transparency and to ensure the full capture of information, today's virtual site inspection is being recorded and a complete transcript will be provided and made available on the Commission's website, along with the

30 applicant's presentation material. I request that all attendees introduce themselves before speaking for the first time and to avoid speaking over the top of each other, so that we can have clarity in the transcript. We will now begin and Sandra, feel free to introduce your team. Thank you.

35 MS S. ROBINSON: Thank you very much, Mr Chair. Good afternoon, Professor Mackay and IPC officers. My name is Sandra Robinson. I'm Sydney Grammar School's consultant town planner that prepared the EIS. On site, we have Michael Heenan, who is the director and CEO of Allen Jack+Cottier Architects and Michael will be our guide today. He is assisted on site by Tina Tang and Lee Collard. Lee is

40 from Allen Jack+Cottier and Tina is from Jattca, who are the development managers. I've just noticed that the video has dropped out, so I'm hoping that maybe Michael, Tina and Lee can get us back up. Fabulous. What we're doing today – can I just confirm that you all have a paper copy of our map? Because you'll probably – we can share a screen, but there's just – there's a limit on how much we can - - -

45 MR DUNCAN: We – we do. We do - - -

MS ROBINSON: Great.

MR DUNCAN: - - - have a paper copy.

5 MS ROBINSON: Okay.

MR DUNCAN: Or an electronic copy, as well.

10 MS ROBINSON: Great, thank you. We're going to six locations, starting away from the SSDA site, to give you the context of the overall Weigall sports fields, and then we'll move closer to the – the SSDA site and show you the relationship between the – the site and the neighbours. So Michael, I might hand over to you now. We've got the site but we haven't got Michael.

15 MR DUNCAN: We had him, didn't we?

MS ROBINSON: Yes.

20 MR M. HEENAN: Good afternoon, Chair, and good afternoon, Professor Mackay and – and others. This first shot is looking the length of Weigall Oval, looking to the north.

MS ROBINSON: Michael, stop. Hold your mark.

25 MR HEENAN: Yes.

MS ROBINSON: We haven't got the site at the moment.

30 MR DUNCAN: We're just going through a sharing screen sequence, Michael.

MR HEENAN: Yes, okay. I'll wait.

35 MS ROBINSON: This – it'll take – won't take a moment. Just take – take your time.

40 MR HEENAN: What I – what I will do is say that we are going to walk to each spot. I'll tell you when I'm on spot A. We'll generally then start with the view 1 and I'll say we're at A1. I'll give you an RL and then generally, I'll – at each spot, I'll talk about things from the right to the left of the shot and then we'll go anticlockwise about 70 degrees, to the next shot. And I wouldn't mind if you just confirm on the first couple, yes, we know where you are and we know where you're looking.

45 MS ROBINSON: Okay, Michael. Just – we'll give you the – okay, we can see Lee's camera now - - -

MR HEENAN: Okay.

MS ROBINSON: - - - and we'll give you a nudge if it drops out again, because it has dropped out a couple of times.

5 MR HEENAN: Okay. So please do that. So we're going to walk from our meeting spot in the north-western corner up to viewing point A and we'll be pointing towards A as we cross. We might – the – we're – Sydney Grammar's been on these fields for 110 years and it's part of the curriculum at Sydney Grammar School, and one of their stated fundamentals for the school's success, is participation in sport and sporting competitions and this is their sporting ovals. Even remote from the school, it's their essential sporting ovals. So we're walking to the southeast, towards the Maccabi Tennis, to spot A and then we'll be looking to the northeast and view A mark. Is everyone happy with – that's clear and you can hear?

15 MR DUNCAN: Yes. Yes.

MR HEENAN: Great. Great. Thanks. So now we're at A and we're looking to 1 – and we're looking to 1 and if you can see the hedge on your right-hand side of the screen and there's a cyclone mesh fence behind that? Beyond - - -

20 PROF R. MACKAY: Michael – Michael, just – sorry to interrupt. It's – it's Richard Mackay here. I don't know if other people are having the same experience but when you talk, I'm getting your lovely face as the main screen. But because Lee is not – Lee's device is not making the noise, the view I'm looking at is actually a thumbnail.

25 MR BLECHER: I think I can solve that, Richard. I've got an option to spotlight Lee Collard's - - -

30 PROF MACKAY: Perfect.

MS ROBINSON: That's great.

MR HEENAN: That's much better.

35 PROF MACKAY: It's disappointing, in terms of looking at Michael, but it's – it makes all the difference.

40 MR DUNCAN: So Lindsey, before you spotlight, if you go in – if you've got Zoom, you could go into Lee's picture. You'll see a couple of dots and you can pin him – pin that picture and it'll come up as a full screen.

MR BLECHER: Thanks.

45 MR HEENAN: We had – we had the same on - - -

MR DUNCAN: I've got full screen. Have you got that, Richard?

PROF MACKAY: Yes, I have now. Thank you.

MR DUNCAN: Okay. That makes it a lot clearer once you do that. I can see the cyclone fence now. I think I can, yes.

5

MR BLECHER: I think we might have lost audio of Michael.

PROF MACKAY: I think Michael's turned his mic off.

10 MR DUNCAN: Yes, he's on mute.

MS ROBINSON: I've got them on – I'll make sure they - - -

MR DUNCAN: Well he's showing up as mute on the - - -

15

MS ROBINSON: Okay, I'm just going to call someone.

MR BLECHER: I've just requested that Michael unmute through Zoom.

20 MR DUNCAN: He may not be looking that closely, is he?

MS ROBINSON: That's all right. I've got someone I can call. Hi, we've got no voice for Michael. Okay. Okay. Lindsey, I think we need you to give control back to us.

25

MR BLECHER: Okay, I think I've had control throughout the presentation but I can - - -

MR DUNCAN: Before you - - -

30

MR HEENAN: I think - - -

MR BLECHER: We've got Michael ..... now

35 MR HEENAN: I think I'm back?

MS ROBINSON: Yes, you're back.

MR DUNCAN: Yes.

40

PROF MACKAY: Yes. Yes, you're - - -

45 MR HEENAN: Okay, thanks. Sorry about it. It's in my pocket and I'm turning it on and off. I've given it to someone else now. So beyond that cyclone mesh fence is a right of way that Sydney Grammar has over Maccabi, which gives us access to the northern oval, which I'll talk about in a second. But that right of way also contains high voltage powerlines that service Sydney Trains. So we might swing this just

slightly to the left, but it is still view 1. In the distance, you can see what's called – they pronounce it Weigall – Weigall 4. It's the only fully complying football oval that we have here, although we can play on all of the others for interschool. It's – it's RL is at 2.4, but its PMF, predicted maximum flood, is at 4.7. So it's severely  
5 flood-affected.

Just to the left of that, where you can see the white car – and you can see Sydney  
Trains viaduct in the background. They've had a very significant part of the history  
of this site but in the background, you can see a white car. There's carparking there  
10 for sports masters on sports days and parents for drop-off and parking during sports  
days as well, and forming half of that carpark is an 800,000 litre water tank servicing  
all of the ovals. So now – do interrupt me anytime you want, but if we turn to view 2  
now. Again, past Little Weigall, which is under the viaduct, the trains – looking now  
at the Weigall Pavilion, which is the main support for these fields; the changerooms,  
15 function rooms and servicing of some food and to just the left of that is the main  
entry for all the boys, when they're bussed down from College Street.

We'll swing just slightly left because we'll go to A3 next. But 2 also shows – 2 also  
shows number 2-8 Neild Avenue, an eight-storey mixed-use but predominantly  
20 residential building, overlooking the north end of the ovals. And slightly to the left  
of that – so I've gone slightly south of where 2 is. We look at the Old Sydneian  
stand, which is the main gathering place for parents and supporters during the games.  
I'll now move to 3, if everyone's happy, and describe the ovals. So you can see here,  
we're very much on the valley floor and we're at RL3 and on the valley floor are the  
25 main sports fields; the number 1 rugby field, the number 2 rugby field – which is  
Weigall 1 and Weigall 2 and then Weigall 3 is the seconds football pitch up towards  
the pavilion you see in the distance. Weigall 5 is the tennis courts up beyond the  
peppercorns in – in the distance.

30 And the sports change from season to season and if you want me, I can do it next  
week, but the summer sports are basketball, cricket – cricket takes up a major part of  
this whole view that you've got now – tennis, water polo, swimming and rowing, that  
doesn't happen here. And in winter, we have rugby as the main one. We have  
football, volleyball, athletics – mentioning that because there's a 400 metre running  
35 track and we – you can't see it but we can. Cross-country and rifle-shooting, that  
doesn't happen here, and there's another couple of things that happen on this – some  
people don't know this. There's the parades for the AAFC and the ..... down here  
and they – that certain specific size, and then PDH, PE and general play for the  
Sydney Prep School, which we'll show you later, but it abuts the field.

40 So what we'll now do, and you can monitor the speed. We'll move on, pointing at B  
and – and head straight towards B. Are you happy with those descriptions and  
points?

45 MR DUNCAN: Yes. Very clear, Michael.

MR HEENAN: Great.

MR BLECHER: Michael, Lindsey Blecher here. Could I confirm whether the fields slope upwards to the south?

5 MR HEENAN: Yes, they do. We're standing – at that A, we were at RL3. By the time we get to B, we'll be at RL3.8 and by the time we get up onto the tennis courts, we'll be at RL6.6 to 6.3.

MR BLECHER: Thank you.

10 MR HEENAN: And you'll notice, which I'll talk about when we get there, but you can possibly see it now. There's actually a berm around the edge of the oval, which represents that jump from sort of 3 to 3.8 to 6 to 6.3.

15 MR DUNCAN: So the flood height, you talked about too, Michael. 4.7, I think you said. That's a 100 year flood? Is that the - - -

MR HEENAN: That's the predicted maximum flood.

20 MR DUNCAN: Yes.

MR HEENAN: Yes. So it can come back from that. And look, it's not – it's not so relevant, that flooding up on the tennis court level. It is a little bit here but severe down in Weigall 4 - - -

25 MR DUNCAN: Yes.

MR HEENAN: - - - the first oval that we looked at.

30 MR DUNCAN: Yes.

MR HEENAN: So now we're – the same thing, we're going to look at this – look at the first view, which is view 4. We're going to describe things from right to left and then we're going to swing about 70 degrees. So we're at B4. So there's the trees along the boundary, which you can see, and then the shrubbery, which gives a level of privacy from people walking up and down the street. Behind that is a four-storey apartment building, number 12-14 Neild Avenue, and I think that's all we can see here. To the left of that, you'll see just the edge of number 16 Neild Avenue, all relatively new apartment buildings. So now, if you're happy, we'll move to B5. Now we're, for the first time, starting to look at the site of the building and if you look on your - - -

35  
40

MR DUNCAN: I think we've lost you again.

45 PROF MACKAY: Michael, I don't know if you – it's Richard Mackay speaking. I don't know if you can hear me but as we - - -

MR HEENAN: .....

PROF MACKAY: As – Michael, it’s Richard Mackay speaking. As we move between the first and second views here, is it possible for you to indicate the trees that are proposed for removal? I mean, I don’t know whether you’ve got this information with you but the assessment - - -

5

MR HEENAN: No, we do.

PROF MACKAY: - - - we’ve got from the Department talks about the prospect of keeping trees 32, 35 and 37.

10

MR HEENAN: Yes.

PROF MACKAY: And I’m also - - -

15

MR HEENAN: .....

PROF MACKAY: interested – in identifying the residential building on Neild Avenue which has the view analysis in the response to submissions, please.

20

MR HEENAN: Okay. Well I’ll do that – maybe I’ll just go back to view – I’ll go back to view 4, to just explain that to you. So back to view 4. That is – that apartment building there is 12-14 Neild Avenue and the top left-hand apartment, where you can see a corner balcony - - -

25

PROF MACKAY: Yes.

30

MR HEENAN: - - - we did a view analysis from there and then the building to the left of that, 16 Neild Avenue, we also did a view analysis from that building. So they’re the two that looked at – and then I will come in closer, because we – we took the opportunity this morning to label every tree, so I can tell you. But slightly to the left of – which I’m looking at, and it says it on your map, 16 Neild Avenue. There’s a grouping of about three trees and those are the ones referred to in that clause and the clause says it’s okay to take one of those out. We were saying we wanted three but we’re happy with one and we – we discussed that. So Anthony’s going to go and actually stand by that tree, but it’s actually a grouping of three.

35

MR DUNCAN: So they’re – it’s the ones in the centre of the frame, Michael, just to be – clarify? So the trees in the centre of the frame at the moment are the three fairly high ones?

40

MR HEENAN: Yes, slightly right of that whole grouping. You can see a eucalypt. It’s a hairy sort of eucalypt. It’s to the left of that.

MR DUNCAN: Yes.

45

MR HEENAN: So and Anthony’s .....

PROF MACKAY: It's Richard Mackay again. Can I check that these trees are on the property or - - -

MR HEENAN: Yes, they are.

5

PROF MACKAY: Yes.

MR HEENAN: They're definitely on the property.

10 PROF MACKAY: Yes. So the – all of the three – all of the street trees in the public domain stay and the - - -

MR HEENAN: Yes.

15 PROF MACKAY: - - - the discussion and assessment of trees relates to – because it is a little bit hard to see them in the shadow. If your colleague could - - -

MR HEENAN: We'll go via there - - -

20 PROF MACKAY: - - - wave that piece of white paper, it would be very helpful.

MR DUNCAN: Or walk forward, walk out of the shadow a little.

MR HEENAN: Yes. He's going to wave. It's the smaller tree.

25

MR DUNCAN: I see.

PROF MACKAY: The smaller tree in front, not the large canopy behind.

30 MR HEENAN: The small one is actually the ..... okay. But keep asking anything like that. I'm going now to B5. So we're now seeing first time up close, but we'll go actually onto the site – the actual site. And if you refer to your – your map that we gave you, we're standing at B and the outline of the SSDA boundary is shown dotted in orange, whereas the whole property is dotted in red. So here, we're looking  
35 at where the ovals come up and meet the berm and raise up, from our 3.8, where we're standing here, up to 6 to 6.3, site 4 on the tennis courts. There's some peppercorns lining the edge of that and beyond that, you'd see number 8 Vialoux, which we'll come into closer, and 29-33 in the distance there, as well.

40 So it's sort of a natural recess in the valley floor, this site, and it's the beginning of the transition from the valley to the Paddington Hill and the existing sports that are played up there are tennis predominantly, futsal, occasionally volleyball external, but quite often the playing – the play – general play for the Prep School. And then the pavilion sitting in the front, the Barry Pavilion, is just a gathering spot for spectators  
45 and parents when the games are happening, plus they use it as a little bit of a classroom during the PDH and PE and underneath is storage for some of the equipment, as is the pavilion we showed you earlier. If you're happy with that, we'll

go to – okay. Well I'll this. I'll finish number 6 first. So we're just going to swing towards - - -

5 MR BLECHER: Just – sorry, Michael. Can I just interrupt briefly? Lindsey Blecher here. Just on the SSD boundary, could you just tell us firstly where the northern boundary of the SSD site would be, and also, there's a spur on the – next to Neild Avenue, there's this sort of spur of the SSD boundary that extends north a little bit - - -

10 MR HEENAN: Yes, yes.

MR BLECHER: - - - and could you explain what that spur relates to?

15 MR HEENAN: What we have to do is we have to have a complying ramp that gets down from the view entry down to the ovals. So down from that 6.2 to 3.0, and so, that's just the position of a ramp that works its way down, with the shape of the berm that – that forms up. So that's the point of that and then the other spur to the north and east is the carpark, which I'll talk about in two seconds.

20 MR BLECHER: Great, thank you.

MR HEENAN: So it's simply a ramp that will fit very well in with the - - -

25 MR DUNCAN: Yes. So that's the - - -

MR HEENAN: And then - - -

MR DUNCAN: The ramp gives you the challenge of the trees, I guess.

30 MR HEENAN: I think we're okay because we can run down at an angle, which is touching slightly, the berm.

MR DUNCAN: Okay.

35 MR HEENAN: So I don't – we'll – but whatever happens, the trees take precedence. So the ramp will – but – and then the northern edge of the SSDA is more difficult to show but it's sort of halfway between where you can see the red container for the rope and the Barry Pavilion.

40 MR DUNCAN: Okay.

45 MR HEENAN: And you'll see that it relates to the edge of Weigall 3, which is the seconds football field. And when I say seconds, that's the final game of the year. Everyone plays on it all year – all through the – so now if we go to B6, we're now looking at – we're looking to the south and east and there's a number of things you can see. There's the backboards for the cricket. There's turf storage areas there. That's actually the end of the Vialoux. So Vialoux doesn't come through. And then

the house to the left of that, the brownish coloured house, that's the headmaster's house. So that's Dr Malpass' house, and below that is support for the ovals. So there's – he has a garage and there's support for the ovals.

5 And then to the left of that is the main groundsman's house and underneath that is almost all support for the ovals. So there's – there's machinery and maintenance and things like that. He has a garage, as well. To the left of that, with the red verticals on it, is Sydney Grammar Prep School in Alma Street, Paddington, and they have direct access around the footpath, crossing the entry to Maccabi and this is their  
10 playground, as well. So to the left of that are the cricket practice nets and we'll see next week that that's the site of the single-storey carpark, which has an arbour all around it and connects in with the greenery all along around. And then beyond that are the Maccabi tennis courts and their carpark, and it's actually a shared entry at the end of Alma Street, between Sydney Grammar and our – and Maccabi tennis.

15 So I was now going to swing about 50 degrees, to view 7, which doesn't add a lot to what we just talked about. You just see the start of where the right of way is. You see the valley surrounded by trees and then buildings beyond the trees and you're looking up – up to Edgecliff in the distance. But our boundary is that cyclone mesh  
20 fence just beyond the tennis courts. So if you're happy, we'll do a detour and we'll be going to where Anthony was standing beside that tree, just so you can have a closer look at that tree before we move on to view C, if that suits you?

MR DUNCAN: Yes.  
25

PROF MACKAY: It's Richard Mackay again. Michael, can I just clarify, then, the general northern boundary of the SSD area was deliberately aligned to be the southern boundary of the – what you call the second's cricket field?

30 MR HEENAN: Yes, yes. Yes, it's the Weigall 3, which is the football pitch. It's actually to do with the – the football pitch, the cricket oval and the 400 metre running track all converge, which we'll show you next week. And what we have managed to do is rotate Weigall 4 about three degrees, which tightens it up – and I'll describe this next week, but to be able to push forward as far as we can, really, to increase the set  
35 back to the south. Yes. And I'm standing, if you can see me in the camera – I'm standing on about that northern boundary and that would have, when we first came over, overlapped Weigall 4 football ground but we managed to just creep it a little bit and share the runoff between two ovals, because none of them are quite big enough to comply. But with the – the schools can play on them. Yes, we're absolutely  
40 limited in the northern point.

PROF MACKAY: Thank you.

MR HEENAN: So I've taken a bit of a detour from the map to look at that tree 36,  
45 which will come out, and you can see then it gives us an entry ..... describe next week, but that gives us – that gives us just the space for the bus to pull up and the

boys to run straight in, rather than going somewhere else and have them negotiating the berm or anything like that.

MR DUNCAN: That's 34 and that's 36?

5

MR HEENAN: Yes. So I was correct the first time. Tina's running up to 36. So you can see where that white car is - - -

MR DUNCAN: Okay.

10

MR HEENAN: - - - that's going to be where the bus will pull up and the boys will run straight onto the northern terrace from there and so, that tree gathers quite closely together with three others and the scrappy dead one beside it. That's tree 36. It's not in great shape, actually, but it is .....

15

MR DUNCAN: No, that's helpful, I think. For me, anyway.

MR HEENAN: Yes.

20

MR DUNCAN: Yes.

MR HEENAN: And you know, in the discussions with the Department, we wanted that to be wider but we're very happy to have it there and have a deck that flies over it, water and irrigate the surrounding ones, anyway. So if you're happy, we'll now head up the berm from our RL now of about 3.8 and we'll go up the berm to an RL of about 6, onto the tennis courts, and you're starting to see numbers 29 to 33 in the background. Now while we're walking towards those, you can see the tennis courts here, Sydney Grammar School carpark. So most of the trees you'll see in this next view, which is 8 – we might divide 8 and 9 – most of the trees you can see in this view are on the neighbour's property to the south and it's worthwhile noting that we're at 6.2 about here, or 6.1, and the lowest habitable apartment is at 9.7, because there's lower windows in there that are laundries. So they're significantly up and their ground level is at 9.1. So we're at 6.1, they're at 9.1. So it gives you a feel of those.

35

All of the northern windows in the wings that you can see, at the east and the west, are bedrooms. It's designed for the living rooms to look east and west in those wings and then the back part of the building, which is set in the back of the C-shape, there's windows that are living rooms and bedrooms back there. Are you happy with that view?

40

MR DUNCAN: It's a good – that's a good representation of it. So I'm – I'm actually going to have a walk around tomorrow, just to have a look at the site. So that's helpful.

45

MR HEENAN: That's really good. From – you do have to maybe go down there, because you can't really see those buildings for the trees from - - -

MR DUNCAN: Yes.

MR HEENAN: - - - from the street. But interesting, you ..... exist with those, which you'd understand. So we're going to now walk on and look at view D. Again,  
5 you're seeing some trees now, different from the other view, that are actually on our side of the building and generally, they're staying. So we're - we're in that little cut out, where you can see the number 12, our next view after this one. But we're in that cut out, walking along that boundary that's got the two steps. Looking back towards the Barry Pavilion. So we were on the other side of that, looking in, and now we're  
10 walking towards it, to look back. Now I thought I'd go into a little bit more detail here, but stop me if it's too much. We're standing at about 6.2 here.

Number 8 Vialoux, privately owned, is a three-storey residential flat building with 12  
15 apartments. Six of those apartments look north and six of them look predominantly south. There are some western windows. The ridge is at 19.22. The lowest habitable floor is 6.95. It's partly on the boundary exactly, and you can see where the cyclone mesh fence is essentially up against the building and all of those receive generous sunlight during the day. The setback actually ranges from 0 to 1.5 and the  
20 games and the tennis and all of that happen right outside their windows. To the left of that are trees on the public property at the end of Vialoux and two of those came down in a storm but they've been replaced by the Woollahra Council. And you can also see to the left of that, the house with the shutters is the headmaster's house, looking west over this but mainly looking north. Is there anything else on that that you want me to describe?

25

MR DUNCAN: Richard?

PROF MACKAY: Thank you. It's Richard Mackay. Michael, could you just indicate to us - so there are six units in 8 Vialoux and what - could you remind us  
30 please, what the - these windows - these tripartite, triple-pane windows are?

MR HEENAN: Yes. Yes. Yes, the - it's 1, 5 and 9, vertically up the left-hand side, and the one closest to the return - so the tripartite, but that one doesn't happen to be, because I'm looking at the left. They're all living rooms. Yes. And then  
35 bathrooms beside that and a bedroom at 90 degrees.

PROF MACKAY: Yes.

MR HEENAN: And then when you swing around, the tripartite is the living rooms  
40 and then bathroom, then bedroom.

PROF MACKAY: Thank you.

MR HEENAN: So there are - the wider ones, the six wider ones you see of the 12  
45 apartments in there and living rooms facing north.

PROF MACKAY: Thank you.

MR HEENAN: Yes. Yes, that'll be described very clearly next week. We're just on half an hour and we've got one other view and then a finishing view.

5 MR BLECHER: Michael, one quick question. Lindsey Blecher here. Do you know off the top of your head, the RLs of the top of the ridge of that building; 8 Vialoux avenue versus the - - -

MR HEENAN: Yes.

10 MR BLECHER: - - - RL of the first building?

MR HEENAN: The ridge of that building is at 19.22 - - -

MR BLECHER: Yes.

15

MR HEENAN: - - - and our underside of these, set back very significantly, is 20.95 and then - and a very low sloping roof, it comes back to 22.63.

MR BLECHER: And then the services are above that again, are they not?

20

MR HEENAN: No, the - there is one - I think my 22.63 is the maximum. It was a long way back from this but - - -

MR BLECHER: Sure.

25

MR HEENAN: - - - I - look, I do have to check that.

MR BLECHER: Sure.

30 MR HEENAN: It could be a metre high or 23.63, but it's a small plant room.

MR BLECHER: Sure. Thanks.

35 MR HEENAN: Yes. We're actually going out into Vialoux, towards now view 12. So it's E12. So this is showing the existing trees at the bottom of Vialoux. It's showing the multi-purpose court's cyclone mesh fence and it's showing how number 8 Vialoux, where their entry is - sorry, I'm in the screen - where their entry is and how that building sits on the boundary for the first, say, six metres of the site. And I realise - we'll describe where the zoning change is next week, I think. It's the  
40 middle of the tennis court. So if you're happy with that, we might move down the street a bit and look back from this angle as an additional one. So we're moving just down to the bottom of where the 12 circle has been drawn and looking back, so you get a better view of the blank wall in 8 Vialoux and then those windows we were looking at from the other direction. So if you're happy - we were going to go to  
45 what's labelled "Final view finish", so that we're close to - we can go to anywhere you request from there.

MR DUNCAN: That sounds good, thank you.

MR HEENAN: I should be behind the camera. So we're reading, as we go through here, the change in level from the upper tennis courts. The pavilion where we  
5 started, in the background, and now Lee's going to negotiate down a flight of stairs, to get back down to the oval. So we're heading to that thing labelled "Final view finish", seeing where the single-level carpark with the arbour over it sits to the right, where the – about the shape of the existing nets. So we'll just sweep around in an anti-clockwise direction, looking at everywhere we've just been, looking back to 2-8  
10 Neild Avenue and the Sydneian stand, looking at 12-14 Neild Avenue and all of the trees that are staying, catching tree 36, with that ..... branch up about three metres and then coming back to the Barry Pavilion and then coming around and seeing the berm, which is, you know, very well used when the parents are here, and then the – the maintenance areas on the edge there and you can just see the corner of number 8  
15 Vialoux. And so, that's what he had planned to show you and we're very happy if you want us to move anywhere else or make any other comments.

MR DUNCAN: Okay. Michael, that's very good. Richard, have you got any further requests?  
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MR HEENAN: Look, there is one other view we were going to see if you wanted. From – it's view number 13 on the page, which is looking at the shared Maccabi/Sydney Grammar School entry. I think it's possibly worth doing, even though you can drive to there.  
25

MR DUNCAN: You can see that from the end of Alma Street, can't you? The - - -

MR HEENAN: That's correct.

MR DUNCAN: - - - carparking there. Richard, is there anything further from your point of view?  
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PROF MACKAY: Thank you, Chair. No. No, I've asked questions and interjected as we've gone, so I'm quite comfortable but that's been incredibly informative and helpful, thank you.  
35

MR DUNCAN: Yes, it's surprisingly helpful, these virtual tours. So Michael, I'm fairly happy with what you've shown us. You've given us a good overview, I think, and as I said - - -  
40

MR HEENAN: Thank you very much.

MR DUNCAN: - - - Richard's had a look at the site and I'm also looking at the site in a similar way, from a locality point of view, not so much a site itself. Lindsey or  
45 anybody from the Commission, have you got any questions of the – Michael?

MR BLECHER: Nothing from me, thanks, Peter.

MR DUNCAN: Thank you. All right. Look, Sandra – well Michael and Sandra, thanks very much for that so far. Is there anything else you want to say or show us at this stage? Because we will have the follow up session next week.

5 MS ROBINSON: No, thank you so much. I was just going to offer to send Lindsey an extract from the survey that will answer his question about RLs for number 8 Vialoux. So I can send – it's in the – buried amongst the package, Lindsey, but I – it might assist you if I send it to you directly; extract that out. Otherwise - - -

10 MR DUNCAN: If you could point us to it, it would be helpful. There's a lot of documents, so it's always - - -

MS ROBINSON: Yes.

15 MR DUNCAN: - - - helpful to know where to look.

MS ROBINSON: Yes, thank you. I'll send that to Lindsey. And thank you so much. It's been – it's really – it is a surprisingly useful exercise and we really appreciate having the opportunity to show you around.

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MR DUNCAN: Yes, and thanks also to Michael, Tina and Lee on site, because you know, I know you've put this together at fairly quick notice. So thank you.

MR HEENAN: Thanks very much, Chair. Thanks very much, Professor and team.

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MR DUNCAN: All right. Well Richard, unless you have anything further, I think we'll close the meeting at this stage.

PROF MACKAY: No, I'm fine, thank you, Chair.

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MR DUNCAN: Thanks very much, Sandra.

MS ROBINSON: Thank you, Chair. Thank you, Professor.

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**RECORDING CONCLUDED**

**[2.40 pm]**