

Hi Erin White

Thank you for your email dated 14 August 2023, providing Woollahra Council with the opportunity to comment on the Modification Application and Report for Weigall Sports Complex, Sydney Grammar School – Modification 1 (SSD-10421-Mod-1).

Woollahra Council staff have reviewed the information and are generally supportive of the proposal, subject to the following recommendations/conditions:

Traffic and Parking

Upon review of the revised Operational Plan of Management, Traffic Impact Statement, Construction Traffic Management Plan and Architectural Drawings, the proposed modifications are considered unlikely to generate additional adverse impacts in terms of parking and traffic. Traffic Team therefore does not raise objections to the MOD. No additional traffic conditions are required.

It is noted that the revised construction traffic route may result in loss of two (2) on-street parking spaces in Neild Avenue but this can be dealt with later when a formal CMP is lodged with Council.

Please advise if the above comments suffice or a more formal referral response is required. Thanks.

Furthermore, it is noted that the applicant is proposing to revise the construction hours. Whilst this is supported in principle, construction vehicular movements should not overlap with school pick-up/drop-off peak hours, as such the condition D6 should be revised as:

“When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work shall only be undertaken between the hours of 7am and 8am, 9:30am and 2:30pm and 4:00pm and 5:00pm in order to minimise disruption to the traffic network during school pick-up and drop-off periods ”

Trees and Landscaping

The subject Modification Application proposes the removal of three additional trees. The submitted Arboricultural Addendum provides satisfactory justification for the removal of the three additional trees.

The submitted landscape plan proposes super advanced size replacement tree planting increasing the total number of proposed replacement trees from 42 to 49 replacement trees. The additional replacement trees increase the canopy cover on the site from 31.7% in the Original Project to 35.9% in the Modification Application.

Council’s Tree and Landscape Officer has determined that the modification application is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

Approved Amended (section 4.55) Plans and Supporting Documents

Reference	Description	Author/Drawn	Date(s)
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	Landscape Report and Plan	Aspect Studios	13 June 2023
	Arborist Addendum titled Sydney Grammar School Weigall Sports Complex Addendum to Report No. SGC/WEI/AIA/C	Anna Hopwood – Tree iQ	09/06/2023

Environmental Health

- **Appendix I - Acoustic Letter Advice (Pulse White Noise Acoustics Memorandum – 220677-SGSWSC-S4.55 Acoustic Review-R0 11 May 2023).**

The review (by PWNA 11 May 2023) to assess the acoustic impacts of the proposed modifications, has been undertaken in conjunction with the previously completed acoustic assessment for the project, *White Noise Acoustics Sydney Grammar School, Weigall Sports Complex – Noise Impact Assessment revision 5 and dated 12/9/2020*.

Environmental Health agrees with the conclusion by Pulse White Noise Acoustics in that the noise emission criteria for the project, including the proposed changes to the main pool to include two multi-purpose sports halls, will not alter the project specific noise trigger levels and therefore not alter the acoustic performance of the Sydney Grammar School Weigall Sports Complex project.

- **Appendix K - Acid Sulfate Soil Management Plan (JBS&G Australia Pty Ltd – 58554/135442 [Rev 1] 5 June 2023.**

Environmental Health refers to *Clause 6.1 ‘Acid Sulfate Soils’ Woollahra Local Environmental Plan 2014 (2015 EPI 20)* where development consent is required for the carrying out of works on land shown on the *Acid Sulfate Soils Map*. In particular, development consent **must not be granted** for the carrying out of works unless an Acid Sulfate Soils Management Plan (ASSMP) has been prepared for the proposed works in accordance with the *Acid Sulfate Soils Manual* and has been provided to the consent authority.

A review of the WLEP 2014 indicates that the northern portion of the site falls within a category classified as **Class 3 ASS** whilst the southern portion falls within **Class 5 ASS**. Development consent is required for any works in a **Class 3 ASS** area that extend beyond 1 metre below the natural ground surface and which are likely to lower the water table more than 1 m below ground surface (bgs). Further, development consent is required for any works in a **Class 5 ASS** area that is within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 m AHD and by which the water table is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land.

Importantly, and as previously commented on by Environmental Health, site investigation reports (DP 2020 and JBS&G 2020) have identified the occurrence of acid sulfate soils (ASS) underlying the site.

Environmental Health considers that the *Acid Sulfate Soil Management Plan (JBS&G Australia Pty Ltd – 58554/135442 [Rev 1] 5 June 2023*. ASSMP provides a detailed framework to manage the risks associated with disturbance of the ASS materials. The ASSMP has been prepared in accordance with the general requirements of the *Acid Sulfate Soil Manual (ASSMAC 1998)* and satisfies the requirements of *Clause 6.1 ‘Acid Sulfate Soils’ Woollahra Local Environmental Plan 2014 (2015 EPI 20)*.

- **Appendix L - Remedial Action Plan (JBS&G Australia Pty Ltd – 58554/130834 [Rev 1] 5 June 2023.**

Environmental Health has previously reviewed *Detailed Site Investigation report by JBS&G Australia P/L and Remedial Action Plan: prepared by JBS&G Australia P/L. Document Reference No. 58554/130834 (Rev 0) 22 September 2020*. In summary, the DSI identified lead impacted fill at BH109 in exceedance of the adopted human health and ecological criteria. Further, the fill material across the site was identified as impacted with B(a)P TEQ in exceedance of the adopted health based investigation criteria. The elevated B(a)P TEQ concentrations were interpreted to be associated with ash/slag/charcoal inclusions observed in

the fill material. The lead impact identified within the fill profile at BH109 and aesthetic impacts identified in fill requires remediation/management in order to make the site suitable for the proposed land use.

In response to the above, the Applicant has provided a *Remedial Action Plan (JBS&G Australia Pty Ltd – 58554/130834 [Rev 1] 5 June 2023*. The preferred remedial strategy for the site is excavation and off-site disposal of lead impacted soil and removal of the excavated material from the site to a lawful waste facility (following waste classification).

Environmental Health is satisfied that the *Remedial Action Plan (JBS&G Australia Pty Ltd – 58554/130834 [Rev 1] 5 June 2023* provides Council sufficient information to conclusively determine the matters pertaining to soil contamination, in referencing *section 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021*. Environmental Health concludes that the development site can be suitable for the proposed use following the remediation strategies detailed in the RAP (JBS&G Australia Pty Ltd June 2023).

Drainage Engineer

I refer to the following documents received for this report:

- Flood statement, GRC Hydro, 28 June 2023

Council's Drainage Engineer has determined that the proposal is satisfactory, subject to the following conditions:

1.	Flood Protection
	<p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL).</p> <p><u>Flood Warning:</u></p> <p>a) A permanent flood risk management plan shall be installed in a prominent area of the carpark,</p> <p>b) Permanent brass plaques shall be fixed in the basement indicating both the 1% AEP flood level and the Probable maximum flood (PMF) level,</p> <p><u>Fencing</u></p> <p>a) All fences traversing the over land flow path shall be designed to be flow through,</p> <p><u>Car parking</u></p> <p>a) Emergency self-powered lights, indicating the safe exit to a flood free area above the probable maximum flood (PMF) shall be installed in the car parking area,</p> <p><u>Flood compatible materials</u></p> <p>a) Flood compatible materials shall be used for all flood exposed construction,</p> <p><u>Electricals</u></p> <p>a) All flood exposed electrical wiring and equipment shall be waterproofed,</p> <p><u>Certification</u></p>

	<p>a) All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation,</p> <p>b) The building shall be designed by a suitable qualified structural engineer to withstand the forces generated by floodwaters,</p> <p>Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.</p> <p>Notes:</p> <ul style="list-style-type: none"> The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1, Part 1: Off-street car parking. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection. <p>Condition Reason: To ensure the development incorporates flood inundation protection measures.</p>
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2.	<p>Additional flood conditions</p> <p>a) Permanent flood warning signage shall be installed in all flood prone areas, as directed by an engineer experienced in flood mitigation. The signage is to include flood depth indicators.</p> <p>b) Permanent flood risk management plans shall be installed in the office areas frequented by the facility staff.</p> <p>c) A flood warning system shall be installed to monitor water levels in the adjacent stormwater channel. The system is to be designed to warn occupants when water in the channel is rising quickly so flood affected areas can be evacuated. The warning system is to be developed in consultation with Council, BOM, Sydney water and the SES</p> <p>d) A flood evacuation plan shall be developed in consultation with Council and the SES.</p> <p>Condition Reason: To ensure the development incorporates flood inundation protection measures.</p>
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Regards,

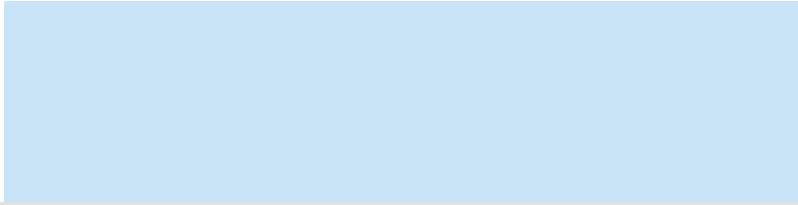


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Our Values: Respect | Open | Accountable | Responsive | Excellence

We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.



Department of Planning and Environment

Attention: Mr Gary James
General Manager
Woollahra Council

-via email-

records@woollahra.nsw.gov.au

Dear Mr James

The Department of Planning and Environment has received a Modification Application and Report for Weigall Sports Complex, Sydney Grammar School – Modification 1 (SSD-10421-Mod-1).

The Modification Report will be publicly exhibited from **Tuesday 15 August 2023** to **Monday 28 August 2023**. All relevant documents may be viewed on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/weigall-sports-complex-sydney-grammar-school-modification-1>.

The Department invites you to provide advice on the request, including any recommended conditions by **Monday 28 August 2023**.

If you have any enquiries, please contact Ingrid Zhu on 02 8275 1493 or via email at ingrid.zhu@dpie.nsw.gov.au.

Kind regards

Erin White (*she/her*)

Project Officer, Social and Infrastructure Assessments Branch

Infrastructure Assessments | Department of Planning and Environment

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*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.
We acknowledge the traditional custodians of the land and we show our respect for elders past, present
and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing
commitment to providing places in which Aboriginal people are included socially, culturally and economically.*