

15 June 2021



Tina Tang  
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343 George Street  
Sydney  
NSW 2000

Dear Tina

## 1. SSD10421 – Proposed Weigall Sports Complex, Sydney Grammar School – Request for Additional information

We have prepared this letter to address comments relating to parking and traffic engineering received from the Department of NSW Government Planning, Industry and Environment in relation to the subject project.

The comments received are provided in the following correspondence:

- Planning Industry & Environment – Letter Dated 19 May 2021

### 1.1 Pick-up and Drop-off

#### DPIE Comment

##### *6. Noise impact and pick-up/drop-off facility*

- a) *Clarify the proposed time restrictions on the use of the Building 1 pick-up/drop-off cited within the Noise Assessment Report (page 33), noting this is not proposed within the Traffic Impact Assessment. If proposed:*
  - i. *Confirm how this will be enforced and what will happen to parents/guests wanting to pick-up/drop-off outside these times.*
  - ii. *Ensure the noise management levels relate to the ICNG requirements (i.e., +5dB during 'night period' and +10dB during 'standard hours')*
- b) *Update the Noise Assessment Report (section 7.2) to provide a more detailed assessment of the impact of car parking and pick-up/drop-off impacts on neighbouring properties. In particular:*
  - i. *Confirm predicted maximum noise levels, any exceedances, the effect of proposed mitigation measures.*
  - ii. *For the Building 1, pick-up/drop-off area, clarify the benefit of the proposed noise wall (noting it is located below the height of the rear garden area of 29-33 Lawson Street).*
- c) *Update the Noise Assessment Report to confirm the RBL and Noise Management Level (NML) for Sydney Grammar School Edgecliff (educational sensitive receiver).*

## Response

I understand that a collaboration between the noise and traffic assessments is sought in relation to the proposed pick-up and drop-off at Building 1. The following represents an extract of information from the Traffic Impact Assessment submitted as part of the SSDA, with a focus on the subject matter.

As an overarching note, it is generally found that pick-up and drop-off at schools and during school events occurs within a 30-minute period of time.

A summary of the anticipated pick-up / drop-off requirement is shown in Table 1.

Table 1 – Pick-up and Drop-off Requirement

Max Private Pick-up / Drop-off Requirement	
Before School	38 vehicles => 4 spaces
During School	-
After School	48 vehicles => 6 spaces
Weekend Events	26 vehicles => 4 spaces
<b>TOTAL / MAX:</b>	<b>Up to 6 spaces</b>

### 1.1.1 Morning School Day Drop-off

The proposed utilisation schedule for before-school activities is summarised in Figure 1 and Figure 2 for summer and winter seasons respectively. The commencement times of activities are outlined by pink squares.

With the earliest activity starting at 6:30am, it is assumed that the drop-off will commence at approximately 6:00am.

Proposed Utilisation Profile - WSC - Morning - School Days - Summer														
Sport	Event	Attendees	Event / Session Profile									Attendance Profile / session		
			Event day/s					Event start - end	Event Duration (mins)	No. of Sessions / Event	Session duration (mins)	Players / Session	Staff / Session	Total/ Session
			M	Tu	W	Th	Fr							
Basketball - Specialty	Training	Players	60	60	60	60	60	6:30 AM - 8:00 AM	60	1	60	60	5	65
		Staff	5	5	5	5	5							
Swim Squad	Training	Players	30		30			6:30 AM - 8:15 AM	105	1	90	30	2	32
		Staff	2		2									
Swim Fitness	Training	Players		30		30		7:00 AM - 8:15 AM	75	1	90	30	2	32
		Staff		2		2								
Water Polo	Training	Players		22		22		6:30 AM - 8:00 AM	90	1	90	22	2	24
		Staff		2		2								
Weights + Cardio	Training	Players	60	60	60	60	60	6:30 AM - 8:00 AM	90	1	90	60	3	63
		Staff	3	3	3	3	3							

Figure 1 - Proposed Utilisation Profile - Morning - School Days - Summer

Proposed Utilisation Profile - WSC - Morning - School Days - Winter															
Sport	Event	Attendees	Event / Session Profile								Attendance Profile /				
			Event day/s					Event start - end	Event Duration (mins)	No. of Sessions / Event	Session duration (mins)	Players / Session	Staff / Session	Total/ Session	
			M	Tu	W	Th	Fr								
Volleyball	Training	Players	20	20	20	20	20	6:30 AM	8:00 AM	90	1	90	20	2	22
		Staff	2	2	2	2	2								
Futsal	Training	Players		60		60	60	6:30 AM	8:00 AM	90	1	60	60	5	65
		Staff		5		5	5								

Figure 2 - Proposed Utilisation Profile - Morning - School Days – Winter

### 1.1.2 Afternoon School Day Pick-up

The proposed utilisation schedule for after-school activities is shown in Figure 3 and Figure 4 for summer and winter seasons respectively. The finish times of the activities are outlined by green squares.

With the latest activity finishing at 5:00pm, it is assumed that the pick-up will finish at approximately 5:30pm.

Proposed Utilisation Profile - WSC - Afternoon - School Days - Summer															
Sport	Event	Attendees	Event / Session Profile								Attendance Profile / session				
			Event day/s					Event start - end	Event Duration (mins)	No. of Sessions / Event	Session duration (mins)	Players / Session	Staff / Session	Total/ Session	
			M	Tu	W	Th	Fr								
Basketball Open to All Boys	Training	Players	60	60	60	60		3:15 PM	5:00 PM	105	1	85	60	5	65
		Staff	5	5	5	5									
Fencing (beginners)	Training	Players	10	10	10	10		3:15 PM	5:00 PM	105	1	105	10	2	12
		Staff	2	2	2	2									
Taekwondo	Training	Players	20	20	20	20		3:15 PM	4:40 PM	85	1	85	20	2	22
		Staff	2	2	2	2									
Swim Fitness	Training	Players	20		20			3:15 PM	5:00 PM	105	1	105	20	2	22
		Staff	2		2										
Water Polo	Training	Players		22		22		3:15 PM	5:00 PM	105	1	105	22	2	24
		Staff		2		2									
Weights + Cardio	Training	Players	60	60	60	60	60	3:15 PM	5:00 PM	105	1	105	60	4	64
		Staff	4	4	4	4	4								

Figure 3 - Proposed Utilisation Profile - Afternoon - School Days - Summer

Proposed Utilisation Profile - WSC - Afternoon - School Days - Winter															
Sport	Event	Attendees	Event / Session Profile							Attendance Profile / session					
			Event day/s					Event start - end	Event Duration (mins)	No. of Sessions / Event	Session duration (mins)	Players / Session	Staff / Session	Total/ Session	
			M	Tu	W	Th	Fr								
Volleyball	Training	Players	70	70	70	70		3:15 PM	5:00 PM	105	1	105	70	2	72
		Staff	2	2	2	2									
Fencing	Training	Players		30		30		3:15 PM	5:00 PM	105	1	105	30	3	33
		Staff		3		3									
Fencing	Training	Players	60		60			3:15 PM	5:00 PM	105	1	105	60	5	65
		Staff	5		5										
TKD	Training	Players	30	30	30	30		3:15 PM	4:00 PM	45	1	45	30	2	32
		Staff	2	2	2	2									
Weights + Cardio	Training	Players	60		60			3:15 PM	5:00 PM	105	1	105	60	4	64
		Staff	4		4										

Figure 4 - Proposed Utilisation Profile - Afternoon - School Days - Winter

### 1.1.3 Event Day Drop-off and Pick-up

The proposed utilisation schedule at the sports complex on weekends is shown in Figure 5 and Figure 6 for summer and winter seasons respectively. The commencement and finish times of activities are outlined by pink and green squares respectively. An attendance accumulation is shown in Figure 7.

With water polo commencing at 7:00am, the morning drop-off is expected to start at 6:30am.

With the basketball and volleyball events finishing at 3:00pm, the afternoon pick-up is expected to finish at 3:30pm.

Proposed Utilisation Profile - WSC - Weekends - Summer											
Sport	Event	Event Profile						Attendance Profile / session			
		Events / year	Event start - end		Event Duration (mins)	No. of Sessions per Event	Session duration (mins)	Players / Session	Officials - Staff / Session	Spectators / Session	Total / Session
Basketball	Comp	14	8:00 AM	3:00 PM	420	7	60	80	8	60	148
Basketball	Function	14	1:30 PM	2:30 PM	60	1	60	50	6	60	116
Weights (Rehab)	Training	14	8:00 AM	10:00 AM	120	1	120	20	3	0	23
Fencing (Beginners)	Training	14	8:00 AM	10:00 AM	120	1	120	10	2	0	12
Water Polo		14	7:00 AM	12:00 PM	300	1	5	44	4	20	68

Figure 5 - Proposed Utilisation Profile - Weekends - Summer

Proposed Utilisation Profile - WSC - Weekends - Winter											
Sport	Event	Event Profile						Attendance Profile / session			
		Events / year	Event start - end		Event Duration (mins)	No. of Sessions per Event	Session duration (mins)	Players / Session	Officials - Staff / Session	Spectators / Session	Total / Session
Volleyball	Comp	14	8:00 AM	3:00 PM	420	5	90	72	8	30	110
Winter Tennis	Comp		Not occurring at Weigall						Not occurring at Weigall		
Weights (Rehab)		14	8:00 AM	10:00 AM	120	1	120	20	3	0	23

Figure 6 - Proposed Utilisation Profile - Weekends - Winter

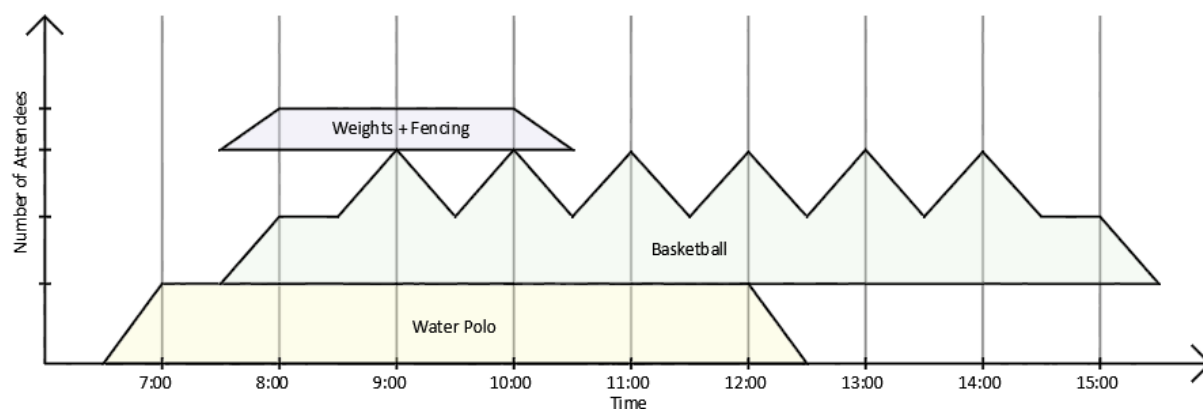


Figure 7 - Attendee Accumulation on Saturdays

#### 1.1.4 Summary

A summary of the anticipated arrival and departure times is shown in Table 1.

Table - Anticipated arrival and departure times

	Max Private Pick-up / Drop-off Requirement	Earliest anticipated arrival time	Latest anticipated departure time
Before School	38 vehicles => 4 spaces	6:00am	N/A
After School	48 vehicles => 6 spaces	N/A	5:30pm
Weekend Events	26 vehicles => 4 spaces	6:30am	3:30pm

## 1.2 Construction Vehicle Routes

### DPIE Comment

#### 7. Construction Management Plan

- a) Provide further details to demonstrate that medium rigid vehicles (as specified in the EIS) and other construction trucks will be able to manoeuvre from Lawson Street into Vialoux Street without conflict with parked cars or the existing central island with the overhanging trees. If suitable truck access is not achievable, suggest an alternative construction truck entry point for the site.

### Response

#### Height Requirement

As per the Concept Construction Traffic Management Plan dated 28/10/2020 submitted as part of the SSDA, the largest anticipated vehicle entering the site off Vialoux Avenue will be a medium rigid vehicle (MRV).

According to National Heavy Vehicle Regulator (NHVR), the height limit for heavy vehicles is 4.3 meters, unless it is a vehicle used to carry cattle, a vehicle built with at least 2 decks and a double-decker bus. Following this, the height limit of any MRV is 4.3 metres.

The Woollahra Council's *Attachment 1 - Site Waste Minimisation and Management* specifies garbage truck dimensions for domestic waste collection, according to which the travel height of a vehicle is 4.3 meters (see Figure 8).

The dimensions and weight of garbage trucks for domestic waste collection are provided in Table 3 below.	
Length	8.0 metres
Width	2.5 metres
Operational height	4.3 metres
Travel height	4.3 metres
Weight (vehicle and load)	22.5 tonnes
Weight (vehicle only)	13 tonnes
Turning circle	25.0 metres

Table 3: Garbage truck dimensions and weights

Figure 8 - Garbage Truck Dimensions and Weights (Source: Attachment 1 - Site Waste Minimisation and Management)

Based on the above, any MRV used for construction can travel along the routes of a Woollahra Council's domestic waste collection truck without having a negative impact on overhanging trees.

#### Length of Vehicle

The Woollahra Council's *Attachment 1 - Site Waste Minimisation and Management* specifies the length and width of the domestic waste collection truck as 8 meters and 2.5 meters respectively (see Figure 8). According to the AS2890.2:2018, an MRV can be up to 8.8 meters long and 2.5 meters wide. It is acknowledged that an MRV can be longer than the domestic waste collection truck used by Council. Therefore, a swept path analysis has been undertaken to confirm that an MRV can manoeuvre from Lawson Street into Vialoux Avenue. Consideration has been made to kerbs, power poles, sign posts and on-street parking spaces on Lawson Street and Vialoux Avenue, see Figure 9.

It has been found that an MRV is able to manoeuvre within the physical constraints of the carriageways and not obstruct any on-street parking, as shown in Figure 10. The body of the MRV overhangs slightly over the median island on Vialoux Avenue; however, there is sufficient clearance between the vehicle and the sign posts / power pole.



It is noted that the corner where the HRV has been shown to overhang the median island there is a roll curb allowing vehicles to mount it, if required.

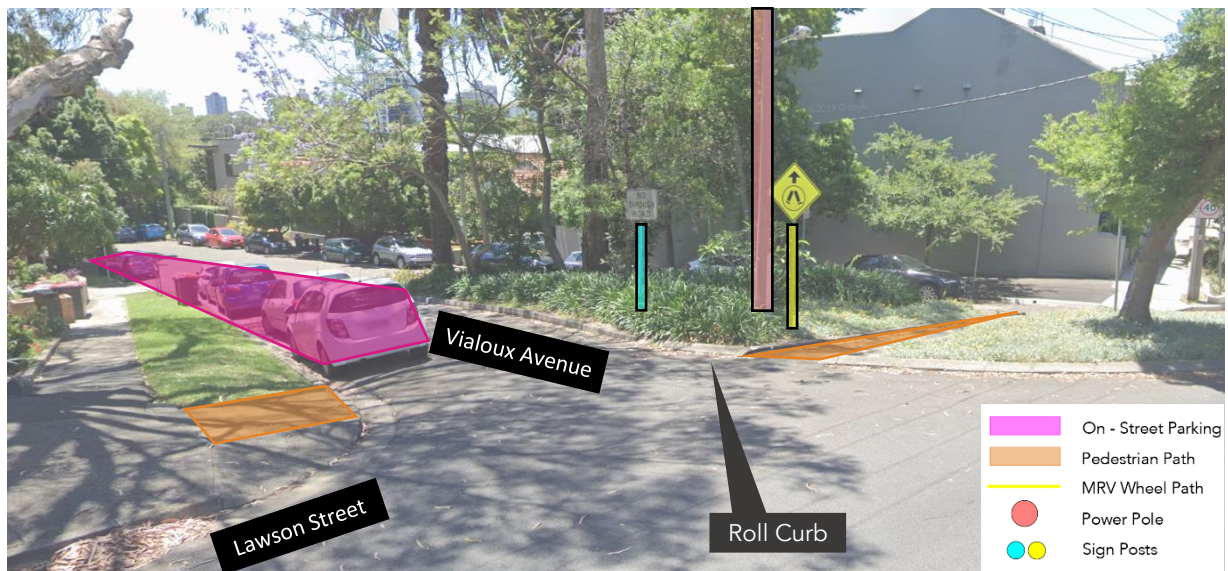


Figure 9 - Lawson Street / Vialoux Street Intersection and the Physical Constraints

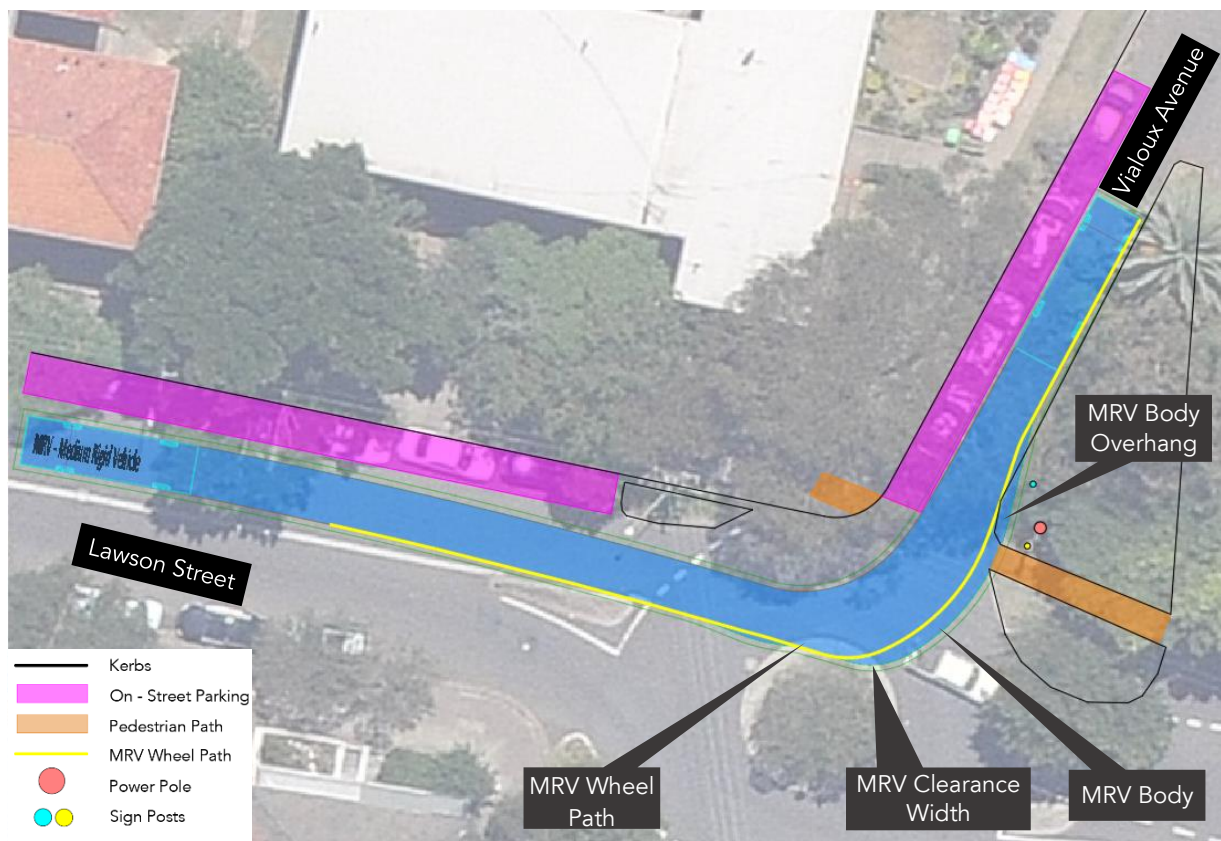


Figure 10 - MRV Swept Paths

## 1.3 End of Trip Facilities

### DPIE Comment

#### *9. End of Trip Facilities*

*Confirm what end of trip facilities will be made available to cyclists, with reference to the requirements of the Woollahra Development Control Plan 2015.*

### Response

The following requirements have been extracted from Section E1.6.1 of the Woollahra Development Control Plan 2015 in regard to the provision of end of trip facilities for non-residential land uses. The responses to the requirements are as below. The responses have been prepared in reference to the following architectural plan prepared by Allen Jack + Cottier Architects (see Attachment 1):

- *Building 01 Sports Facilities Building General Arrangement Plan Ground (Drawing No. A2101, Issue C, Dated 10 June 2021).*

#### *C3 One secure locker is provided for each bicycle parking space.*

The proposal involves the provision for two (2) all-day bicycle parking spaces for staff. While not stored individually, the two spaces are proposed to be located in one securely locked room. This is in accordance with the Planning Guidelines for Walking and Cycling and is considered sufficient for this development.

#### *C4 One shower and change cubicle is provided for between 5 and up to 10 bicycle parking spaces, two showers and change cubicles for 11-20 bicycle parking spaces and one additional shower and cubicle for each additional 10 bicycle parking spaces.*

The proposal involves the provision of two (2) bicycle parking spaces for staff. Therefore, one (1) shower and one (1) change cubicle has been provided within the staff change rooms in line with the DCP requirements.

#### *C5 A charging point is provided for every five bicycle parking spaces.*

The proposal involves the provision of two (2) bicycle parking spaces for staff. Therefore, the proposal involves the provision of one (1) charging point within the staff bicycle storage area to accommodate potential electric bicycle users.

We trust that this response assists with the assessment of the project and if any further clarification be required, please do not hesitate to contact me.

Yours faithfully



**Kasia Balsam**  
Team Leader

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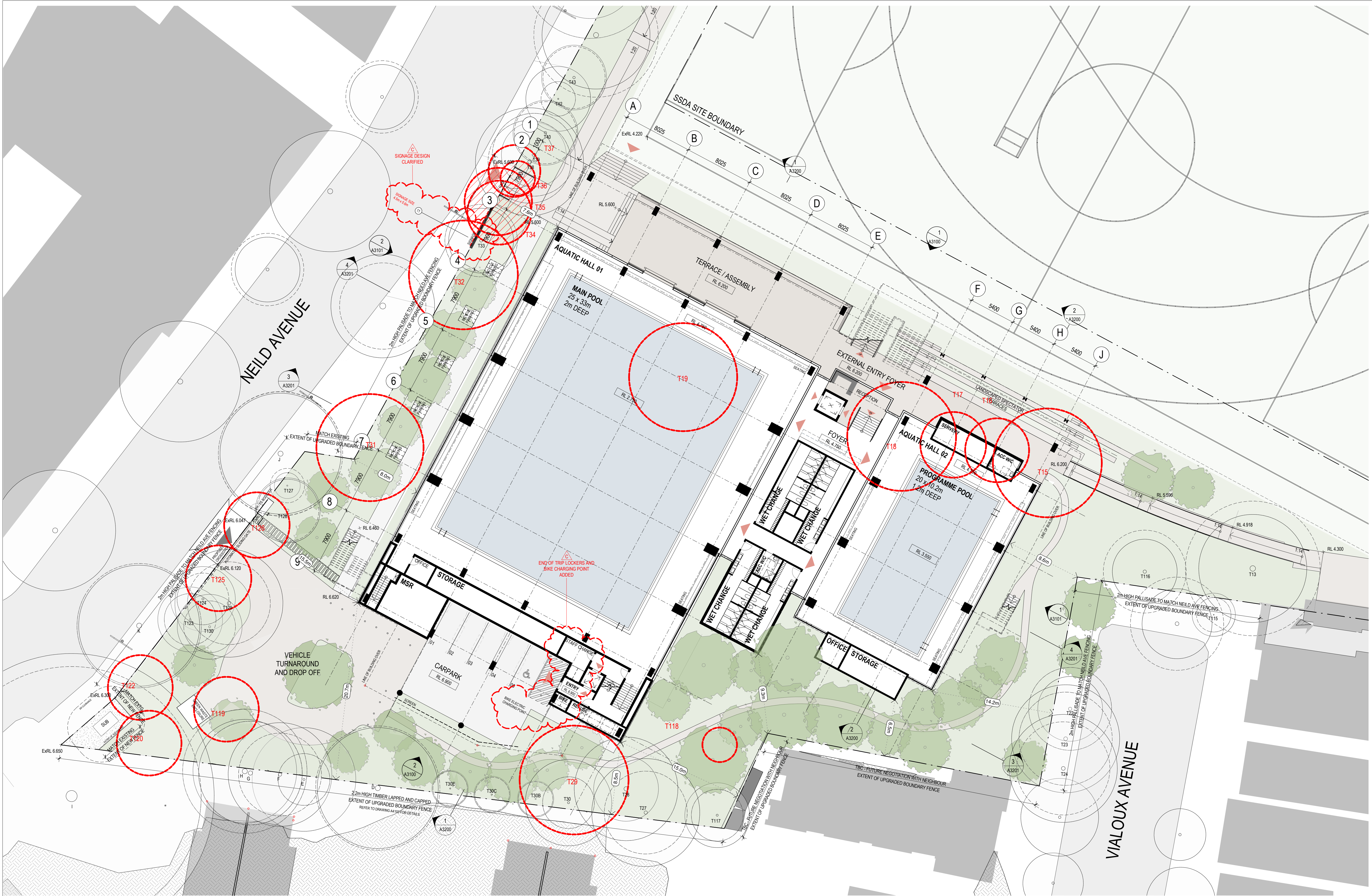
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**Attachment 1      Architectural Plan**



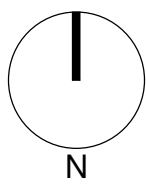


Revisions		
No.	Date	Description
A	02/09/2020	ISSUED FOR SSDA
B	19/03/2021	ISSUED TO DPIE FOR RIS
C	10/06/2021	ISSUED TO DPIE FOR RIS2

Checked  
ADC

Approved  
LC

Key



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Project  
SGS Weigall Sports Complex  
Neild Ave, Rushcutters Bay

Proj. No. 19086

Drawing Title  
**BUILDING 01  
SPORTS FACILITIES BUILDING  
GENERAL ARRANGEMENT PLAN  
GROUND**

Sheet Status  
**NOT FOR CONSTRUCTION**

Scale  
1 : 200 @A1

Drawing No.  
**A2101**

Issue  
**C**

DRAFT