

Sydney Grammar School Weigall Sports Complex

Neild Avenue, Rushcutters Bay



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (AMENDED)

Prepared on behalf of

SYDNEY GRAMMAR SCHOOL



8 May 2020 (Revision B) | 19049

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1.0 Introduction

1.1 About Sydney Grammar School

Sydney Grammar School (SGS) *‘has a tradition of producing independent, often pioneering young men with the drive and confidence to make the most of opportunities and to make a difference in the world’*¹. SGS was established in 1854 in Sydney as an independent school for boys, founded by an Act of Parliament by Sir Henry Parkes and is one of the oldest schools in Australia.

The school has three campuses including two preparatory schools located at Edgecliff and St Ives catering for students from kindergarten to year 6 and the senior school located at the founding College Street site in Sydney catering for students from years 7 to 12. The school’s student population at St Ives, Edgecliff and College Street are respectively around 400, 300 and 1,150 boys annually.

1.2 The School’s teaching philosophy and why sport is important for education

Sport is an integral part of the school’s working. The School believes its success is derived from the fundamental principles of the craft of the classroom, pastoral care program, musical program, co-curricular and extra-curricular opportunities and participation in sport and sporting competition. Students should be nurtured to develop personal depth, talents and integrity through the many pathways available at the school, including an ambitious and healthy sporting culture.

The School believes sporting activities, both team or individual, provide highly valuable avenues for students to be healthy, develop physical skills, develop teamwork and camaraderie, accept success and defeat intellectually and gracefully, develop defined and inadvertent leadership opportunities in the context of making new friends and having fun.

1.3 Sporting activities at Sydney Grammar School

SGS has been an integral part of the Athletic Association of Great Public Schools of New South Wales (AAGPS) sports program since its inception in 1982. This organisation enables schoolboy sporting matches and contest between member schools through a summer and winter program. Summer sports comprise basketball, cricket, rowing, tennis, water polo and swimming. Winter sports comprise athletics, volleyball, cross country, football, rugby and rifle shooting. In addition to the AAGPS program, the School offers fencing and taekwondo and personal development, health and physical education (PDHPE).

1.4 Project need

The senior school is having difficulty accommodating its current sport programs and will find it increasingly more difficult to accommodate future sport programs. Popular and dominant sports have limited offerings due to student demand and limited or no facilities.

Currently the school relies on the availability of external facilities which are limited and logistically difficult to manage. The project is proposed to address this need.

The objective of the proposal is to meet the PDHPE needs of the SGS community arising from the requirement to:

- Consolidate and minimise the locations of the current sporting programs to enable greater supervision and protection of students particularly in relation to the use of external facilities
- Relocate and rationalise current facilities
- Update current facilities to reflect the changes and demands in school sports

¹ Text from Sydney Grammar School 2019 Prospectus.

- Provide all weather sporting facilities for Edgecliff Preparatory School
- Accommodate an increased swimming and basketball sport program at Weigall by relocating the current tennis program.

1.5 Request for Secretary's Environmental Assessment Requirements

SGS requests the issue of Secretary's Environmental Assessment Requirements (**SEARs**) for the following proposal on part of its Weigall Playing Fields on Neild Avenue at Rushcutters Bay (in accordance with Schedule 2 (clause 3) of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and Schedule 1 (clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*):

1. **Demolition** of the following existing structures and buildings (which are not heritage significant) at the southern edge of the SGS Weigall Playing Fields:
 - (a) Multipurpose/tennis courts and associated fencing;
 - (b) Barry Pavilion; and
 - (c) Paved carpark near Neild Avenue (9 spaces existing)
 - (d) Cricket nets.
2. **Construction** of the SGS Weigall Sports Complex comprising the following:
 - (a) Building 01 accommodating the following facilities:
 - (i) Ground floor: Entry lobby, reception and office, aquatic facilities, changerooms, storage, car parking (approximately 8-12 parking spaces for key staff and contractors working at the building replacing 9 existing spaces), services and loading
 - (ii) Mezzanine: Services
 - (iii) Level 1: Multipurpose indoor hall, flexible sporting spaces, bathrooms, changerooms, storage and services
 - (iv) Level 2: Flexible spaces for sports training and coaching and services.
 - (v) Driveway entry from Neild Avenue (comprising potential relocation of existing driveway southwards with existing driveway potential retained for maintenance access)
 - (b) Building 02 accommodating approximately 110-120 parking spaces for use by school students, parents and carers during weekend sporting fixtures accessed from Alma Street
 - (c) Net increase in car parking: A net increase of approximately 109-123 parking spaces on the SSDA site.
 - (d) Landscaping of the site including tree removal/replacement, fencing and lighting
 - (e) Building identification signage.
3. **Use** of the completed building as an educational establishment with external/community use of the proposed facilities that coordinate with the programming of the SGS.

The proposal does not include an increase in the existing student population.

The proposal is a State Significant Development (**SSD**) as it has a *capital investment value*² (**CIV**) of \$47.8 million as shown in the Capital Investment Value Report, by WT Partnership (**Appendix A**). This exceeds the \$20 million SSD threshold for alterations and additions to an existing school (SEPP SRD, Schedule 1, cl. 15(2)).

² Pursuant to the *Environmental Planning and Assessment Regulation 2000*:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs—

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

2.0 Site description and consents

2.1 Overview

The key characteristics and planning constraints affecting the site are summarised below:

Location	<p>The State Significant development Application (SSDA) site is part of the Weigall Playing Fields located on Neild Avenue at Rushcutters Bay. Weigall is bordered by (see Figure 1):</p> <ul style="list-style-type: none"> • Neild Avenue to the west (Neild Avenue is classified as a collector road and also forms part of the State Road MR625 managed by Roads and Maritime Services) • State Rail land and the Eastern Suburbs Railway viaduct to the north • White City (Hakoah Club and Maccabi Tennis Club), SGS Edgecliff Preparatory School, Vialoux Avenue, Alma Street and residential development to the south • Residential development to the south and north-east • A Sydney Water stormwater channel which traverses the site • A right of way from Alma Street, benefiting the site, which crosses White City. <p>Weigall accommodate SGS's sports facilities (cricket, rugby, football, tennis and basketball), pavilion buildings, various grandstands and amenities.</p>
Use of Weigall	<ul style="list-style-type: none"> • Weigall 1-3: Rugby fields, cricket, football • Weigall 4: New soccer fields, car parking • Weigall 5: Tennis courts, car parking • Weigall 6: Basketball courts • Weigall Pavilion: Change rooms, storage, function area, kitchen • Across the site: Grandstands, amenities <p>The SSDA site comprises part of Weigall 3 and all of Weigall 5 (See Figures 2 and 3).</p>
Lots/DPs	<p>Weigall comprises the following allotments (lots to be included in the SSDA are underlined):</p> <ul style="list-style-type: none"> • <u>Lot 1 DP 633259</u> • <u>Lot 2 DP 547260</u> • Lot 1 DP 311460 • Lot 1 DP 1114604 • Lot 2 DP 1114604 <p>A number of additional lots are leased by SGS (owned by State Rail and others).</p>
Site area (approximate)	<ul style="list-style-type: none"> • Weigall: 5.6ha • SSDA site: 9,250m²

LGA	Weigall is in Woollahra local government area (LGA). Land to the west is in the City of Sydney (the boundary between the City of Sydney and Woollahra LGAs is the centre line of Neild Avenue).
LEP/DCP	<ul style="list-style-type: none"> • Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) • Woollahra Development Control Plan (Woollahra DCP) <p>Woollahra LEP 2014 Planning Maps showing the location of Weigall are attached at Appendix B.</p>
History	In 1907, SGS purchased seven and a half acres of the Booth Estate (formerly Thomas's grant) at a price of 500 pounds per acre, in order to establish a sportsground. The new sportsground site (formerly part of the Chinese market gardens) presented an opportunity to establish a sporting facility in easy distance from the main school on College Street. The sportsground is named for Albert Bythesea Weigall, Headmaster of Grammar from 1867-1912, and a keen advocate for the provision of a sportsground for his pupils.

2.2 Approvals

In September 2019, RUP reviewed Woollahra Council's files for the Weigall site to obtain past consents. A review of Council's DA tracker has also been completed.

A list of the retrieved building and development approvals that date back to 1975 follows:

- BA 75/0434 Basketball Courts
- BA 89/0302 Repair grandstand
- BA 83/0386 Roof over barbeque
- DA 89/1168 Basketball courts
- DA 96/1574 Alterations to grandstand and Neild Avenue fence
- BA 96/0712
- DA302/2006 Recreation facility - New playing field for Sydney Grammar School with associated car parking and landscaping and land remediation
- DA 590/2007 Recreation facility - Subdivide Lot 2 DP 1114604 into 2 lots
- DA 06/0047 Alterations and additions to pavilion
- DA 548/2007 Educational Establishment - Refurbish existing sports pavilion including general upgrade of facilities and an extension for storage of sports equipment
- DA 854/2007 Educational Establishment - Scoreboard for playing field
- DA 75/2008 Educational Establishment - Erection of temporary buildings comprising of change rooms/toilets/shower.

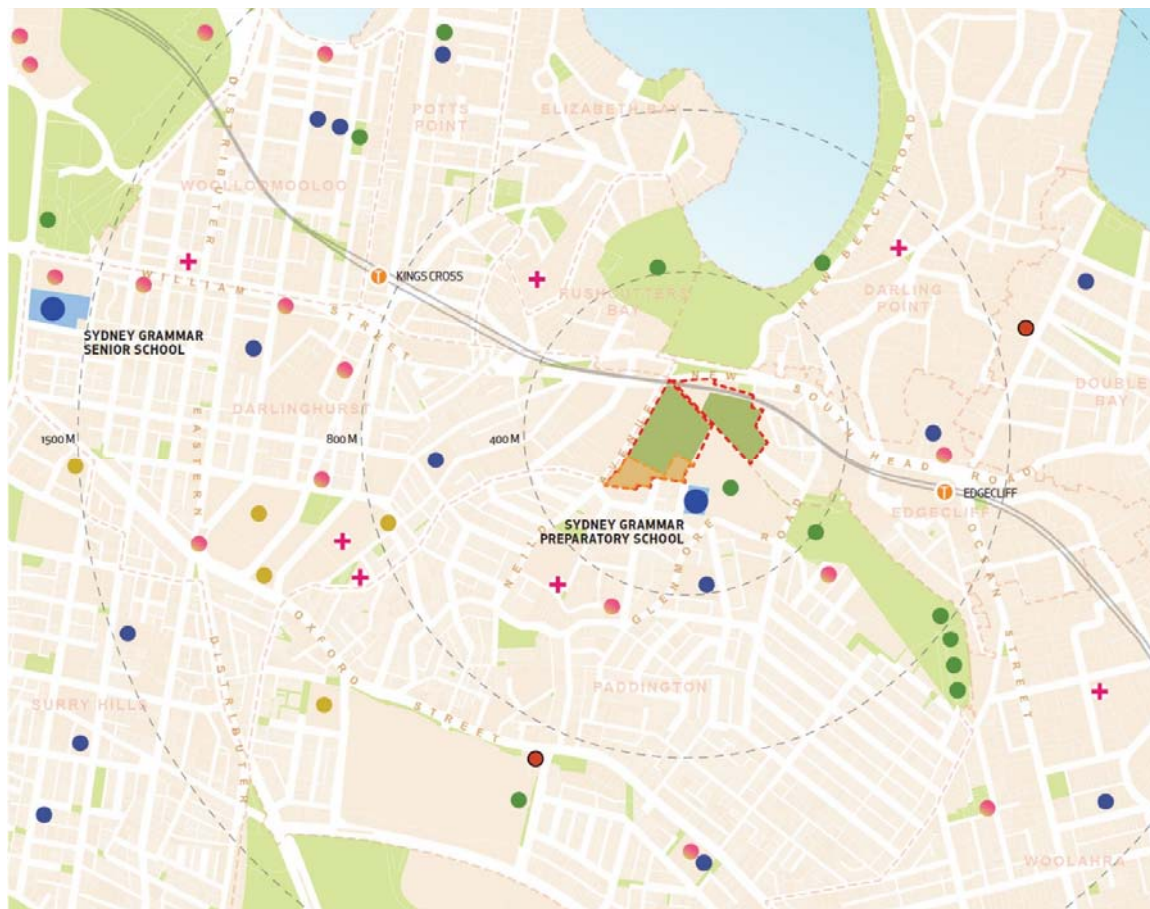


Figure 1 – Site location (Source: AJ+C)



1. Sporting fields
2. Multi purpose courts
3. Weigall Pavilion
4. Grandstand
5. Barry Pavilion
6. Cricket practice nets
7. Carpark
8. Access easement
9. SGS Preparatory
10. White City/ Maccabi Tennis/ Hakoah Club
11. Elevated rail line
12. 3-6 storey mixed use development
13. 2-4 storey apartments
14. 1-2 storey terraces



Figure 2 – Site context (Source: Source: AJ+C)



Figure 3 – Weigall Winter Sports Ground (Source: SGS https://www.sydgram.nsw.edu.au/files/Weigall_Sports_Ground_Winter.pdf)

3.0 The proposal

3.1 Overview

The SGS Weigall Sports Complex comprises the following development:

1. **Demolition** of the following existing structures and buildings (which are not heritage significant) at the southern edge of the SGS Weigall Playing Fields:
 - (a) Multipurpose/tennis courts and associated fencing;
 - (b) Barry Pavilion; and
 - (c) Paved carpark near Neild Avenue (9 spaces existing)
 - (d) Cricket nets.
2. **Construction** of the SGS Weigall Sports Complex comprising the following:
 - (a) Building 01 accommodating the following facilities:
 - (vi) Ground floor: Entry lobby, reception and office, aquatic facilities, changerooms, storage, car parking (approximately 8-12 parking spaces for key staff and contractors working at the building replacing 9 existing spaces), services and loading
 - (vii) Mezzanine: Services
 - (viii) Level 1: Multipurpose indoor hall, flexible sporting spaces, bathrooms, changerooms, storage and services
 - (ix) Level 2: Flexible spaces for sports training and coaching and services.
 - (x) Driveway entry from Neild Avenue (comprising potential relocation of existing driveway southwards with existing driveway potential retained for maintenance access)
 - (b) Building 02 accommodating approximately 110-120 parking spaces for use by school students, parents and carers during weekend sporting fixtures accessed from Alma Street
 - (c) Net increase in car parking: A net increase of approximately 109-123 parking spaces on the SSDA site.
 - (d) Landscaping of the site including tree removal/replacement, fencing and lighting
 - (e) Building identification signage.
3. **Use** of the completed building as an educational establishment with external/community use of the proposed facilities that coordinate with the programming of the SGS.

The proposal does not include an increase in the existing student population.

The proposal is illustrated on the plans by AJ+C Architects (**Appendix C**) with extracts provided at **Figures 4 and 5**.

3.2 Sport facilities

Sports to be accommodated in the proposed SGS Weigall Sports Complex include:

- Aquatic program
- Basketball
- Fencing
- Rifle shooting
- Taekwondo
- Volleyball
- Weight and fitness training.

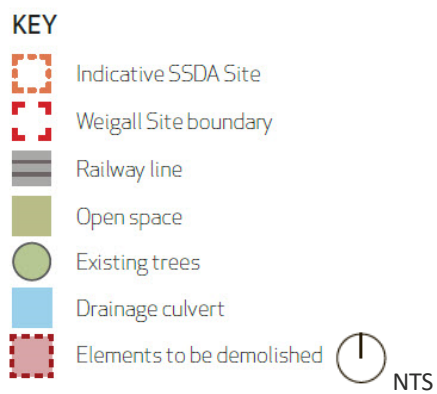


Figure 4 – Demolition plan (Source: AJ+C)



- KEY**
- Indicative SSDA Site
 - Weigall Site boundary
 - Open space
 - Existing trees
 - Elements to be demolished
 - Proposed indicative envelope
 - Significant landscape buffer
 - ▶ Pedestrian access
 - ▶ Vehicle access



Figure 5 – Proposed site plan (Source: AJ+C)

3.3 Height

The height³ of proposed Buildings 01 and 02 is:

- Building 01: 4 storeys
Approximately 17m (at the southern edge, the proposed building height reduces to 10 - 15m)
- Building 02: 1-2 storeys
Approximately 7.5 - 8m

All heights are to be confirmed in the environmental impact statement (EIS).

As noted later at Section 5.2.6, there is no height of buildings standard for Weigall 3, but a 10.5m height standard applies to Weigall 5 (being the tennis court site which accommodates part of Building 01).

3.4 Gross floor area

The approximate gross floor area⁴ (GFA) of proposed Buildings 01 and 02 less the existing buildings to be demolished follows:

- Building 01: 6,710m²
- Building 02: 0m²
- Buildings to be demolished: (50m²)
- Net additional GFA: 6,660m²

All GFA figures are to be confirmed in the EIS.

As noted later at Section 5.2.6, there is no floor space ratio (FSR) standard for Weigall 3, but a 0.65:1 FSR standard applies to Weigall 5 (being the tennis court site which accommodates part of Building 01).

3.5 Access, parking and loading

The proposal includes the following access, parking and loading arrangements:

- Building 01:
 - Approximately 8-12 parking spaces for key staff and contractors working at the building

³ Pursuant to Woollahra LEP 2014:

building height (or height of building) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

⁴ Pursuant to Woollahra LEP 2014 :

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

- Driveway entry from Neild Avenue (comprising potential relocation of existing driveway southwards (replacing 9 existing spaces near the tennis courts)
- On-site loading facilities
- Building 02:
 - Approximately 110-120 parking spaces for use by school students, parents and carers during weekend sporting fixtures accessed from Alma Street
- A net increase of approximately 109-123 parking spaces on the SSDA site.

4.0 Planning context

4.1 Strategic planning

The following strategic plans and policies are relevant to the proposal.

4.1.1 NSW State Priorities

The NSW Government has identified 18 state priorities with Premier Berejiklian highlighting 12 Premier's Priorities. The proposal will promote priorities related to jobs, infrastructure, education results, childhood obesity and accelerating major project assessment.

4.1.2 Greater Sydney Regional Plan

In March 2018, the Greater Sydney Commission released the Greater Sydney Region Plan. The plan identifies that Weigall is in the Eastern Harbour City and the East District.

4.1.3 Sydney Eastern City District Plan

The Sydney Eastern City District Plan sets out the strategic direction for the District, and reflects the priorities outlined in *A Metropolis of Three Cities*. Several planning priorities in the District Plan are relevant to the proposal:

- **Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities:** The proposal will upgrade an existing school and support a healthy community by promoting activity through the provision of new and improved sporting facilities. The proposal will deliver safe and inclusive places for school children.
- **Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage:** The proposal sensitively sites a new building, improving and consolidating Weigall's existing facilities, to create a well-designed campus that meets the needs of students and staff.

4.2 Statutory planning

The following Act, State Environmental Planning Policies (SEPPs), local environmental plan, development control plan and contributions plan are relevant to Weigall and the SSDA site:

- Environmental Planning and Assessment Act, 1979 (EP&A Act)
- SEPP (State and Regional Development) 2011 (SEPP SRD)
- SEPP (Educational Establishments and Child Care Facilities) 2017 (Education and Child Care SEPP)
- SEPP 55 - Remediation of Land (SEPP 55)
- Woollahra 2014
- Woollahra DCP 2015.

A summary of the relevant provisions follows.

4.2.1 Environmental Planning and Assessment Act, 1979

The EP&A Act establishes the assessment framework for SSD As. Under Section 4.38 of the Act, the Minister for Planning is the consent authority for SSDAs. Section 4.12(8) requires that a SSDA is accompanied by an EIS in the form prescribed by the Regulations.

4.2.2 SEPP (State and Regional Development) 2011

Exclusion of Development Control Plans (cl. 11)

Clause 11 of SEPP SRD states:

11 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

- (a) State significant development, or*
- (b) development for which a relevant council is the consent authority under section 89D (2) of the Act.*

Given this clause, the Woollahra DCP does not apply.

State significant development (cl. 8 and Schedule 1)

SEPP SRD, Schedule 1, cl. 15 lists the following as SSD:

15 Educational establishments

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposed SGS Weigall Sports Complex is a SSD as it comprises alterations and additions to an existing school with an estimated CIV of \$47.8 million, as shown in the CIV Report, by WT Partnership (**Appendix A**).

4.2.3 Education and Child Care SEPP

The Education and Child Care SEPP was published on 1 September 2017. Relevant provisions are discussed below.

Permissibility (cl. 35)

Education and Child Care SEPP, cl. 35 subclauses (1), (2) and (3) state:

35 Schools—development permitted with consent

- (1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.*
- (2) Development for a purpose specified in clause 39(1) or 40(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing school.*
- (3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing school.*

Relevant to the proposal:

- All of the site SSDA site is within the boundaries of an existing school
- Part of the SSDA site is in Zone R3 – Medium Density Residential which is a *prescribed zone*⁵ (see Land Zoning Map at **Appendix B**) and a school is permitted with consent

⁵ Pursuant to the Education and Child Care SEPP, cl. 33:
prescribed zone means any of the following land use zones—

- The proposal is for the purpose of a *school* (comprising a school gym/indoor sporting facility and ancillary car parking).

Given the above, and pursuant to the Education and Child Care SEPP cl. 35, the proposal is permitted with consent.

Development applications (cl. 35(6))

Clause 35(6) of the Education and Child Care SEPP is relevant to DAs and states:

- (6) *Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:*
- (a) *the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
 - (b) *whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

The EIS will address the School Design Quality Principles.

State significant development for the purpose of schools—application of development standards in environmental planning instruments (cl. 42)

Clause 42 of the Education and Child Care SEPP provides that SSDAs may contravene development standards under another environmental planning instrument. Given this, the height and FSR standards in Woollahra 2014 (that apply to part of the SSDA site) do not apply.

Traffic-generating development (cl. 57)

As the SGS Weigall Sports Complex enlarges the existing facilities on the site, the SSDA must be referred to the RMS for comment pursuant to cl. 57 of the Education and Child Care SEPP which states:

4.2.4 Woollahra LEP 2014

Table 1 sets out the provisions in Woollahra LEP 2014 relevant to the SSDA site and the associated Education and Child Care SEPP provisions that override the LEP. It should be read in conjunction with the planning maps at **Appendix B**.

4.2.5 Woollahra DCP 2015

Where a development is SSD, DCPs do not apply, pursuant to Clause 11 of the SRD SEPP and Clause 35(9) of the Education and Child Care SEPP.

Notwithstanding, Part F of the Woollahra DCP 2015 provides controls for educational establishments that require consent. There are specific controls that are intended to ensure that the character and amenity of residential areas are maintained. While the proposal will have regard to these controls, it is noted that the DCP will carry no weight in the assessment.

- | | |
|--|-----------------------------------|
| (a) Zone RU2 Rural Landscape, | (k) Zone B2 Local Centre, |
| (b) Zone RU4 Primary Production Small Lots, | (l) Zone B3 Commercial Core, |
| (c) Zone RU5 Village, | (m) Zone B4 Mixed Use, |
| (d) Zone RU6 Transition, | (n) Zone B5 Business Development, |
| (e) Zone R1 General Residential, | (o) Zone B6 Enterprise Corridor, |
| (f) Zone R2 Low Density Residential, | (p) Zone B7 Business Park, |
| (g) <u>Zone R3 Medium Density Residential,</u> | (q) Zone B8 Metropolitan Centre, |
| (h) Zone R4 High Density Residential, | (r) Zone SP1 Special Activities, |
| (i) Zone R5 Large Lot Residential, | (s) Zone SP2 Infrastructure, |
| (j) Zone B1 Neighbourhood Centre, | (t) Zone E4 Environmental Living. |

Table 1 – Overview Woollahra LEP 2014

	Weigall 1 – 3 and part of Weigall 5 - Tennis Courts	Weigall 5 - Tennis Courts
2.3 Land zoning	<p>Zone RE2 Private Recreation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for private open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Aquaculture; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	<p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood. <p>2 Permitted without consent Roads</p> <p>3 Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home occupations (sex services); Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture</p> <p>4 Prohibited Pond-based aquaculture; <u>Any development not specified in item 2 or 3</u></p>
Education and Child Care SEPP	<p>The proposal is permitted with consent on this part of the SSDA site as:</p> <ul style="list-style-type: none"> The development is for the purpose of a school comprising a school gym/indoor sporting facility and ancillary car parking (Education and Child Care SEPP, cl. 35(2)); and The land is within the boundaries of an existing school (Education and Child Care SEPP, cl. 35(3)). 	<p>The proposal is permitted with consent on this part of the SSDA site as:</p> <ul style="list-style-type: none"> Zone R3 is a <i>prescribed zone</i> where schools are permitted with consent (Education and Child Care SEPP, cl. 35(1)) The development is for the purpose of a school (Education and Child Care SEPP, cl. 35(2)); and The land is within the boundaries of an existing school (Education and Child Care SEPP, cl. 35(3)). <p>Development standards (height and FSR) do not apply to SSDAs (Education and Child Care SEPP, cl. 42).</p>
4.1 Lot size	-	700m ²
4.3 Height	-	10.5m
4.4 FSR	-	0.65:1
5.10 Heritage	Heritage Conservation Area	Heritage Conservation Area
6.1 Acid sulfate soils	Class 3	Class 5
6.3 Flooding	Flood planning area	Flood planning area

5.0 Overview of potential environmental and planning issues

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered in the EIS.

5.1 Built form and heritage

The EIS will address the height, density, bulk and scale of the proposed development within the context of the locality. The application will demonstrate how the proposal integrates with the local environment, and how the form, layout and siting of the development achieve appropriate design and amenity outcomes for users of the site and residents/users of the adjoining properties. The EIS will include a comprehensive assessment of:

- The compatibility of the proposal with the scale of existing and future buildings in the vicinity of the site
- The proposal in terms of the character of the area (including heritage context)
- Materials and finishes.

5.2 Residential amenity for adjoining residents

The EIS will include detailed assessments in relation to the following potential residential amenity impacts:

- Overshadowing
- Views/outlook
- Privacy
- Noise from proposed plant and activities to be carried out within the building
- Light spill.

5.3 Transport, traffic and parking

The EIS will include a transport and traffic study addressing the following matters:

- Potential traffic generating and mitigating characteristics of the proposal
- Existing traffic and parking conditions on and around the surrounding the site
- Suitability of the proposed parking in terms of supply and layout
- Pedestrian, bicycle and loading requirements
- Suitability of the proposed access and loading arrangements
- Transport impact of the proposal.

5.4 Landscape design and tree retention/removal

An arborist report will be included in the EIS addressing tree removal/replacement and protection. The EIS will include a detailed landscape plan, including tree replacement proposals.

5.5 Use of the proposed Sydney Grammar School Weigall Sports Complex

The EIS will address any proposed changes to the use of the site including:

- Hours of operation
- Staff population and the number of students on the site (no increase in student population)
- Existing activities to be retained and new uses
- External uses.

A detailed usage profile that compares current and forecast uses on the site will be included in the EIS.

5.6 Heritage and archaeology

5.6.1 Built Heritage

The site is located in a heritage conservation area. A detailed Heritage Impact Statement (HIS) will be submitted with the EIS considering the impact of the proposal on the significance of the HCA and any surrounding heritage items or views to and from heritage items or areas.

5.6.2 Historical archaeology

An Archaeological Assessment to this effect will be prepared and submitted with the EIS.

5.6.3 Aboriginal archaeology

If required, an Aboriginal Cultural Heritage Assessment will be submitted with the EIS in accordance with the legislative requirements for protecting and assessing potential Aboriginal archaeological sites.

5.7 Flooding

The Weigall site is subject to flooding, but the SSDA site is least affected. The EIS will include a local flood study to accurately model flood levels and behaviour and to determine any potential impacts the proposal may have on surrounding flood levels.

5.8 Drainage and stormwater

Adequate stormwater management infrastructure will be proposed to address the impact of the SCP including requirements for infiltration and rainwater capture.

5.9 Geotechnical / site contamination

Geotechnical and contamination reports will be prepared to assess the site's subsurface conditions and to determine the suitability of the site for the proposal and required solutions.

5.10 Environmentally sustainable development (ESD)

SGS has a commitment to sustainability in the planning, design and management of new buildings and the EIS will address measures proposed to promote environmental design.

5.11 Construction impacts

The EIS will address and consider the following potential construction impacts:

- Noise and vibration
- Soil, groundwater and geotechnical attributes of the site and environs
- Access, parking and traffic
- Stormwater and airborne pollutant control
- Servicing and infrastructure for the development.

5.12 Utilities and Infrastructure

Weigall is currently serviced with electricity, gas, sewer, water, stormwater and telecommunications. Any potential shortfalls in supply (and required upgrades) will be identified as part of the EIS process.

5.13 Social and economic benefits

The proposal will have a positive social and economic impact by:

- Improving recreation/sports facilities for existing and future SGS students
- Construction jobs and expenditure
- Operational jobs.

5.14 Crime Prevention through Environmental Design (CPTED)

A CPTED Report will be prepared and submitted with the EIS. The report will include a CPTED assessment and recommended design solutions.

5.15 BCA and accessibility

The proposal will be designed to comply with the relevant provisions of the BCA and regulations for accessibility.

5.16 Waste management

A Waste Management Plan will be submitted with the EIS, assessing the likely waste streams to be generated during construction and operation and will identify measures to manage this waste.

5.17 Consultation

Prior to lodging this request for SEARs, SGS attended the following pre-lodgement meetings:

- Department of Industry Planning and Environment (**DPIE**) (on 19 December 2019)
- Woollahra Council (on 20 December 2019).

The advice provided by Council and the DPIE will be considered in the preparation of the EIS.

During preparation of the EIS, SGS will further consult relevant stakeholders. A consultation report will be included in the EIS outlining the consultation process and key issues raised.

6.0 Conclusion

This submission relates to the proposal by Sydney Grammar School to construct the SGS Weigall Sports Complex. The proposal comprises a State Significant Development as described in Schedule 1 of the SRD SEPP.

This submission provides sufficient information to allow the issues of SEARs.

Appendix A

Capital Investment Value Report, by WT Partnership

Appendix B

Woollahra LEP 2014 Planning Maps

Appendix C

AJ+C Request for SEARs package

