

Mr Brad Campbell
Bursar
Sydney Grammar School
10-12 College Street
Darlinghurst NSW 2010
21/12/2020

Dear Mr Campbell

**Weigall Sports Complex, Sydney Grammar School (SSD-10421)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the redevelopment of Weigall Sports Complex, Sydney Grammar School (SSD-10421) ended on Friday 18 December 2020. Submissions received from **Woollahra Municipal Council** and **City of Sydney Council** and the public, and all Government agency advice received by the Department of Planning and Environment (the Department) during the exhibition of the project is available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/26741>

In accordance with clause 82 of the *Environmental Planning and Assessment Regulation 2000*, the Secretary requires the Applicant to respond to all issues raised in these submissions and public authority advice, and where necessary, technical supporting documents must be revised.

Please note that NSW Government Architect, Sydney Water, Ausgrid and AGL have yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency and public submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Prity Cleary, who can be contacted on 0282896795 or at prity.cleary@planning.nsw.gov.au.

Yours sincerely



David Gibson
A/Director, Social and Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

1. View impact (private) and built form

The Department concurs with Woollahra Municipal Council's (Council) concerns with respect to view impact. Given the significant and details concerns raised by Council, you are requested to explore opportunities to reduce the building height to provide view sharing for neighbouring sites, especially the properties to the south and west of the site.

2. Visual Impact

The Department requires you to revise the visual impact assessment to include a 3D view analysis from Nos. 12 and 16 Neild Avenue. The View analysis must include:

- a) details of the level of the building the view analysis was carried out from.
- b) the height/position (height from the finish floor level), which room/area (i.e. living, balcony, bedroom) of the unit/dwelling.

3. Community Use

It is unclear if the proposal includes provisions for shared community use of the school facilities. Accordingly, confirm if the proposal involves community use and if so, a detailed schedule is to be provide of future shared use of school facilities / outdoor play areas with the community including (but not limited to) a schedule of:

- a) list of all school facilities to be used (sporting facilities, parking spaces, etc).
- b) types of functions/activities carried out.
- c) maximum occupancy and hours/days of operations of such uses.
- d) likely frequency of community uses within the site.
- e) any additional noise and traffic assessment in relation to out of hours community use of school facilities.

4. Apartment Design Guide

The EIS states that building separation criteria within the Apartment Design Guide (ADG) under *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* has been applied for the proposed development with respect to existing resident flat buildings (RFB) to the south (8 Vialoux Avenue and 25-33 Lawson Street). In this regard, the Department requires you to provide the following information:

- a) details to demonstrate how the proposed development addresses the visual privacy requirements under ADG with respect to the adjoining RFB to the south. A detailed table of compliance with the separation distances should be included for each of the dwelling units/rooms fronting the proposed development.
- b) hourly shadow diagrams (both elevation and plan view and a schedule with the unit numbers) to demonstrate the total number of hours the dwelling units located along the southern boundary would receive sunlight between 9am – 3pm during winter solstice.

5. Acid Sulphate Management Plan

The site is classified as Class 3 and 5 acid sulfate soils land under Woollahra Local Environmental Plan 2014 (WLEP). Accordingly, an Acid Sulphate Soils Management Plan is

to be prepared in accordance with the Acid Sulfate Manual for the proposed works to be submitted.

6. 3D height plan diagram

The Department requires you to prepare and submit a 3D height plan diagram showing the proposed buildings with an overlay of the height plane showing the maximum permissible building height line for the site (as stipulated by the WLEP), where applicable.

7. Ecologically Sustainable Development (ESD)

The Department requires you to submit a revised ESD report to include a green star design and as built scorecard.

8. Acoustic Assessment

The submitted Acoustic Report recommends a solid 2.2 metre high solid barrier to the boundary to the south. The Department requires you to submit details of this recommended fence on the revised architectural plans.
