

Mr Brad Campbell
Bursar
THE TRUSTEES OF THE SYDNEY GRAMMAR SCHOOL
SYDNEY GRAMMAR SCHOOL
10-12 COLLEGE STREET
DARLINGHURST 2010
19/05/2021

Dear Mr Campbell

Weigall Sports Complex, Sydney Grammar School (SSD-10421)
Request for additional information

I refer to State significant development (SSD) application for the Weigall Sports Complex, Sydney Grammar School (SSD-10421). After careful consideration of the Response to Submissions (RtS), the Department is requesting that you provide additional information as follows to enable progression of the assessment of the application:

1. Options analysis

Update the submitted options analysis to address the following:

- a) Noting the amenity impacts to 8 Vialoux Avenue (solar access, views / outlook), provide a detailed response as to why a greater setback to this property or relocation of the eastern portion of Building 1 to the northern side of the building (fronting Neild Avenue or elsewhere) was not considered as part of the options analysis.
- b) Provide greater detail of the potential impact of flooding on the development in case it is proposed to be located adjacent to the railway corridor, including the effect of, or ability to provide, any mitigation.
- c) Provide additional clarification of how the strategic need for the development is balanced with / outweighs the impact on the community and residential amenity.

2. Residential amenity

Provide an assessment of the impacts of the proposal on the environmental amenity of the residential properties at 9 Vialoux Ave and 24 Alma St (Sydney Grammar School owned properties), including:

- a) The nature/use of the rooms with windows facing Building 2 and the associated impacts.
- b) Impacts of Building 2 on solar access, view and outlook of the abovementioned properties.

- c) Impacts of light-spill from cars (due to headlights) on the Building 2 roof top car park.

3. View impact assessment

- a) The View Impact Assessment submitted in the Environmental Impact Statement (EIS) should be amended to include analysis or imagery at Chapter 5.0 and Appendix 2 relating to the Alma Street 'View 02' / 'Viewpoint 02'.
- b) The View Impact Assessment submitted in the EIS indicates that the view loss impact to some windows at 8 Vialoux Avenue are 'devastating'. In this regard, the Department notes that planning principles of the Tenacity Land and Environment Court Case provide 'high value' to views with significant attributes (including iconic, water or other landmarks features). However, these attributes are not present in views from 8 Vialoux Avenue. Consequently, justify why view loss is considered to be 'devastating' rather than 'severe'.

If the view impact is considered to be 'devastating' then please clarify what steps were taken to reduce the devastating impact on 8 Vialoux Street.

4. Streetscape character

- a) The RtS has not provided a response to Woollahra Council's 'Streetscape Character' comments on page 5 of the EIS submission.

5. Apartment Design Guide (ADG)

- a) Confirm the percentage of overshadowing of the rear private communal open space between 29-33 Lawson Street south of the site, to demonstrate compliance with the minimum ADG solar access to private open space (min 50% for 2 hours in mid-winter).
- b) Provide further justification as to why the building separation between 8 Vialoux Street and the Building 1 is considered to be acceptable although the distance, being 10m, does not comply with the minimum 12m requirement of the ADG.

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 Edgcliff (educational sensitive receiver).

7. Construction Management Plan

- a) Update Appendix V Construction Management Plan (page 13) construction hours to be consistent with the hours noted in the EIS (page 154) and the Noise Assessment Report (page 37).
- b) 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.

8. Signage

Provide details relating to signage including:

- a) Confirmation of whether the application applies for physical 'signage' or for 'signage zones' (i.e. with physical signage to form part of future separate application(s)).

- b) Provide an elevation of the proposed sign located at the gate/entrance to the site from Alma Street.
- c) Details of illumination including which signs are to be illuminated, method of lighting (internal, halo, up-lit etc) and whether lighting intensity will be adjustable.

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.

10. Tree canopy cover

Provide an update of Figure 54 of the EIS (page 55) to confirm the 'as-existing' tree canopy coverage and confirm the difference between the existing and proposed cover in square metre and as a percentage.

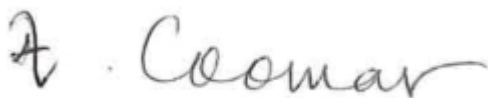
11. Drawings

- a) The submitted drawing A4103 shows the acoustic fence as 1.83m tall (not 2.2m tall as confirmed in the EIS and drawing A2101). Confirm the acoustic fence height and update all the relevant plans. In addition, provide a date on drawing A4103.
- b) The submitted drawing A3100 should be updated to clearly indicate which windows are to comprise obscure glazing.

Please provide the information, or notify us that the information will not be provided, by Tuesday 8 June 2021. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Prity Cleary, on 0282896795/ at prity.cleary@planning.nsw.gov.au.

Yours sincerely,



Aditi Coomar
Team Leader
Social & Infrastructure Assessments

