



# SGS WEIGALL SPORTS COMPLEX AMENDED REQUEST FOR SEARS

MAY 2020 | ISSUE 2 | SYDNEY GRAMMAR SCHOOL

SITE CONTEXT

1.1 Regional Context

- KEY
- Indicative SSDA Site
  - Weigall Site boundary
  - Railway
  - Train station
  - 800M radius catchment
  - Light railway
  - Light rail station
  - Public & private parks
  - Outline of LGAs
  - Sydney Grammar School (SGS)

NTS



SITE CONTEXT

1.2 Facilities used by the school for sport

1. Sydney Grammar School
  - Basketball
  - Taekwondo
  - Volleyball
2. Cook & Phillip Park Pool
  - Basketball
  - Swimming
  - Fencing
3. Weigall Playing Fields
  - Cricket
  - Tennis
  - Fencing
  - Rugby
  - Football
  - Athletics
4. Rushcutters Bay
  - Tennis
  - Football
  - Rugby
5. Prince Alfred Pool
  - Swimming
6. Centennial Parklands Sports Centre
  - Basketball
  - Football
  - Tennis
7. Centennial Parklands
  - Cross-Country
- (Off Map)
- (8.) City of Sydney Basketball Association Perry Park
  - Basketball
  - Volleyball
- (9.) Heffron Park Tennis Courts
  - Tennis
- (10.) Sydney Grammar School Boat Shed
  - Rowing
- (11.) NSW Fencing Centre, Alexandria
  - Fencing
- (12.) Wyllie Martial Arts, Chatswood
  - Taekwondo



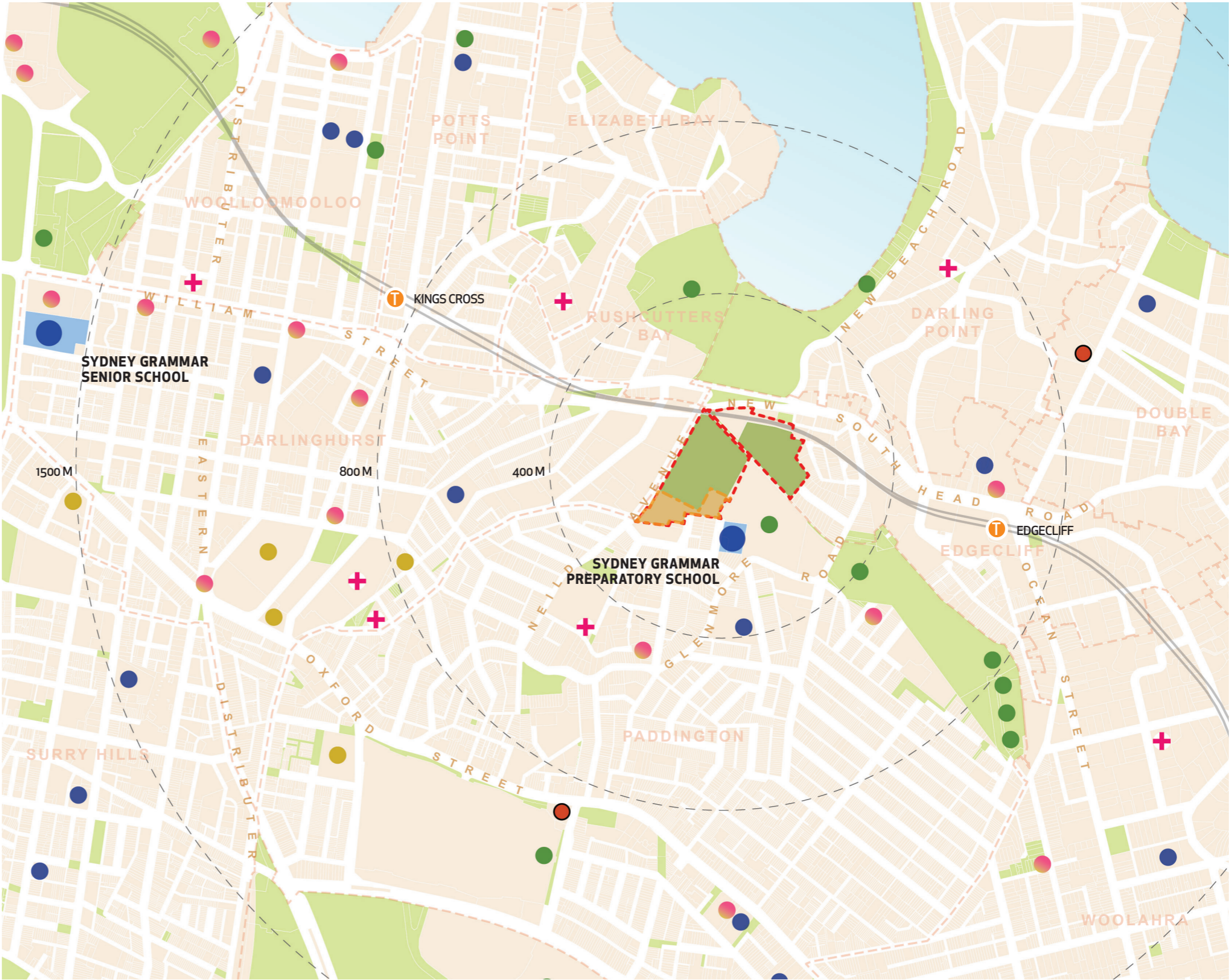
SITE CONTEXT

1.3 District Context

- KEY**
- Indicative SSDA Site
  - Weigall Site boundary
  - Train station
  - Outline of suburbs
  - Public parks
  - Private parks
  - Catchment radii
  - SGS Campus
  - Sports & recreation
  - Schools
  - Universities
  - Town hall
  - Hospitals / Medical centres
  - Cultural centres



1:10,000 @ A3



SITE CONTEXT

1.4 Local Context

- 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

KEY

Indicative SSDA Site

Weigall Site boundary

Existing vehicle entry/exit to Site

0

20

40

100m

1:2000 @ A3



# SITE CONTEXT

## 1.5 Opportunities

1. Retain, reuse and refurbish existing buildings located on the site.
2. Some flexibility to re-position sporting fields to allow for future development footprint and improved field orientation.
3. Landscaped embankment and level change around fields
4. Least flood effected area of site
5. Existing significant mature landscaping
6. Existing widening in verge
7. Potential to upgrade crossing
8. Scale and bulk of adjacent built form
9. Potential to improve interface with neighbouring White City
10. Potential for significant deepsoil landscape buffer to existing residential uses.

**KEY**

- Indicative SSDA Site
- Weigall Site boundary
- Railway Line
- Private recreation / open space
- Existing mature landscape
- Landscaped embankment
- Contour height in metres
- School's landholdings
- Mixed use zoning
- Medium density residential zoning
- Approved future built form
- Existing vehicle entry/exit to site
- Views



1:2000 @ A3



SITE CONTEXT

1.6 Challenges

- 1. Existing buildings within site
- 2. Area occupied by sporting fields
- 3. Significant mature landscaping
- 4. Rushcutters Creek canal
- 5. Elevated rail line's operational constraints and access requirements
- 6. White City carpark entry crossing
- 7. Proximity of existing vehicle entry/exit to intersection

**KEY**

- Indicative SSDA Site
- Weigall Site boundary
- Railway line
- Existing buildings on site
- Proximity to neighbouring residential, impact of amenity
- Heritage conservation area
- Heritage items
- Significantly flood affected area
- Existing mature landscaping
- Potential significant trees
- Road and rail noise sources
- Approved future built form
- Low density residential zoning
- Significant underground services
- Outlook from neighbouring buildings
- Existing vehicle entry/exit to site



1:2000 @ A3



PROPOSAL

1.7 Demolition Plan

- KEY
- Indicative SSDA Site
  - Weigall Site boundary
  - Railway line
  - Open space
  - Existing trees
  - Drainage culvert
  - Elements to be demolished



1:2000 @ A3



# PROPOSAL

## 1.8 Site Plan

Indicative SSDA Site Area	approx. 9250m <sup>2</sup>
Weigall Site Area	approx. 56 250m <sup>2</sup>

## Building 01 Sports Complex

### Key Metrics

Total Gross Floor Area	approx. 6710m <sup>2</sup>
Building Height	4 storeys
Building Footprint	approx. 3040m <sup>2</sup>

## Key Uses

Ground Floor:	Entry lobby, reception, aquatic facilities, bathrooms, changerooms, storage, services and car parking
First Floor:	Multipurpose indoor hall, flexible sporting spaces, bathrooms, changerooms, storage and services
Second floor:	Flexible spaces for training and coaching
Carparking	Approx. 8-12 parks for key staff and contractors working at the building

### Building 02 Carpark

## Key Metrics

Total Gross Floor Area	N/A
Building Height	1-2 storeys
Building Footprint	approx. 1610m <sup>2</sup>

### Key Uses

**Carparking**      Approx. 110-120 parks for use by school students, parents and carers during weekend sporting fixtures

**Building 01 and 02  
combined carparking:**

approx. 118-132 parks

## 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



1:2000 @ A3



PROPOSAL



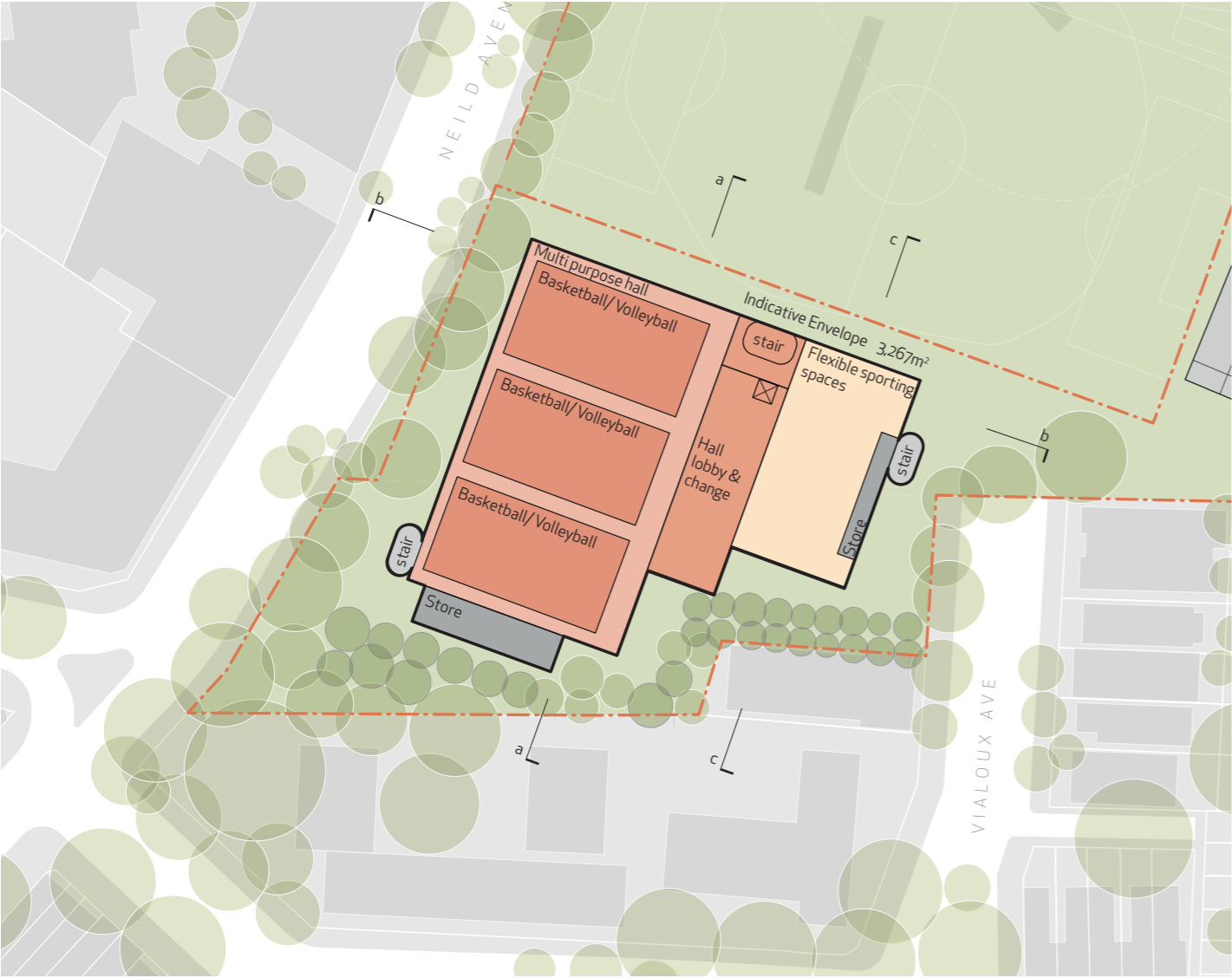
**Building 01**  
**Ground Level**

- Key Uses**
- Entry Lobby
  - Reception and Office
  - Aquatic Facilities
  - Changerooms
  - Storage
  - Car Parking
  - Services

**Building 01**  
**Mezzanine over Ground Level**

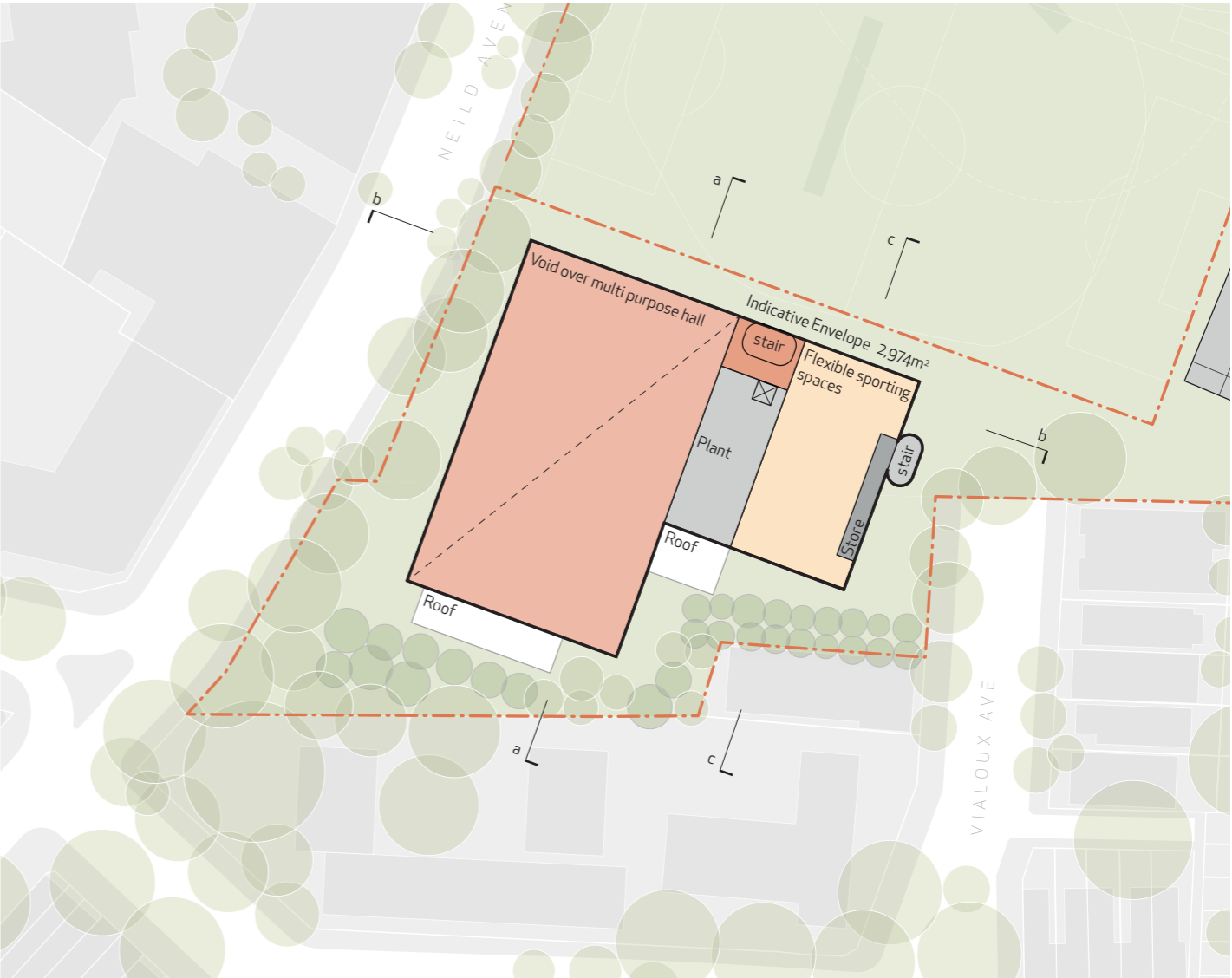
- Key Uses**
- Services

PROPOSAL



**Building 01**  
**Level 1**

- Key Uses**
- Multi Purpose Indoor Hall
  - Flexible Sporting Spaces
  - Changerooms and Bathrooms
  - Storage
  - Services

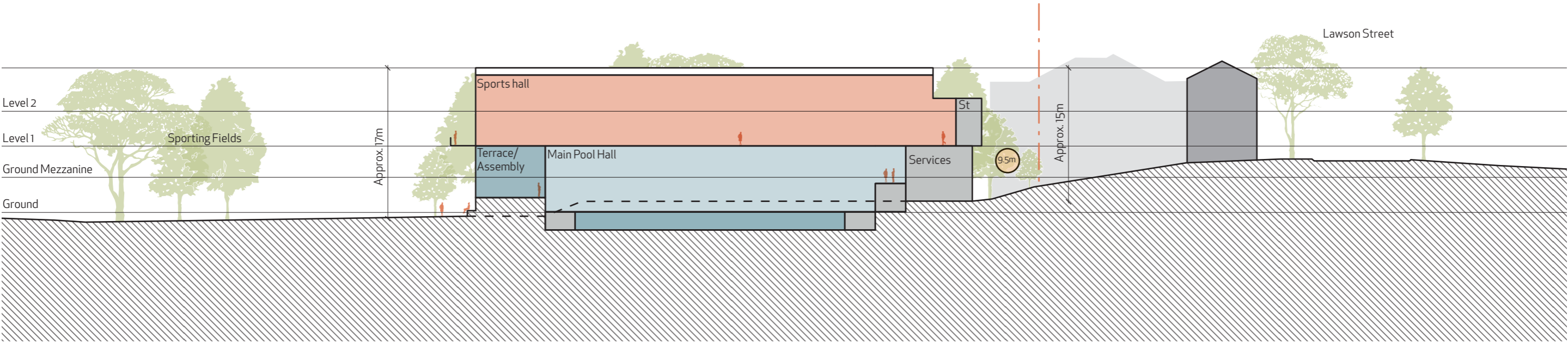


**Building 01**  
**Level 2**

**Key Uses**

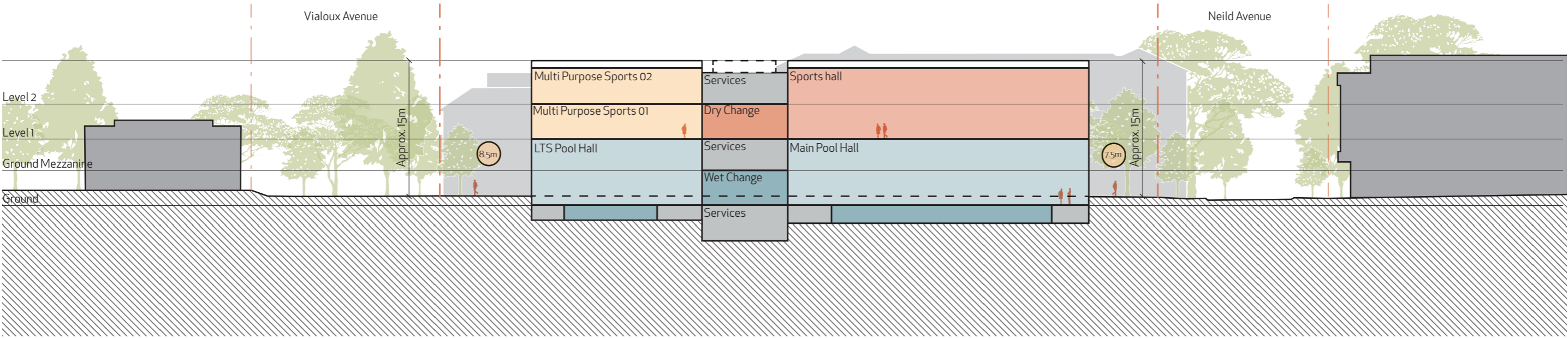
- Flexible Spaces for Sports Training and Coaching
- Services

PROPOSAL



Section a-a

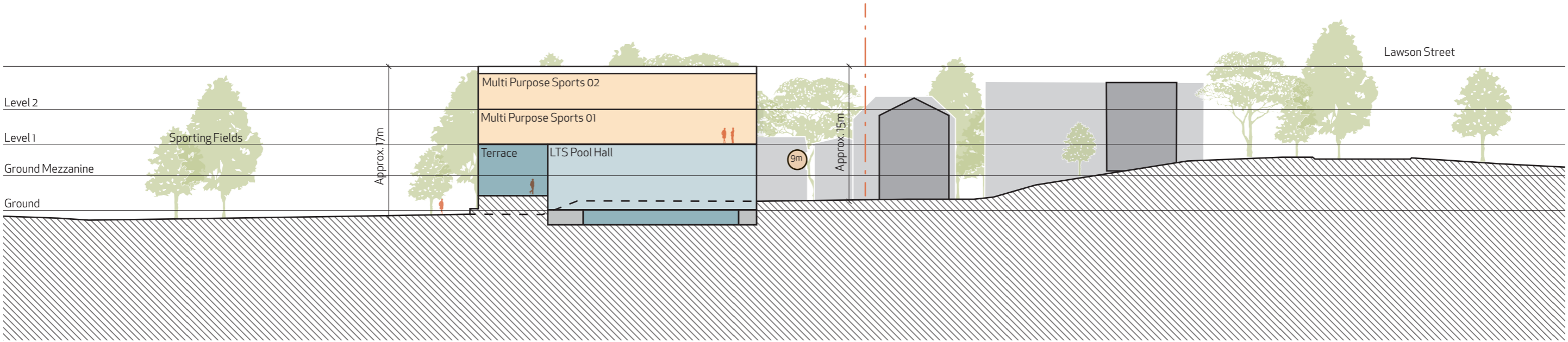
PROPOSAL



Section b-b



PROPOSAL



Section c-c



PROPOSAL

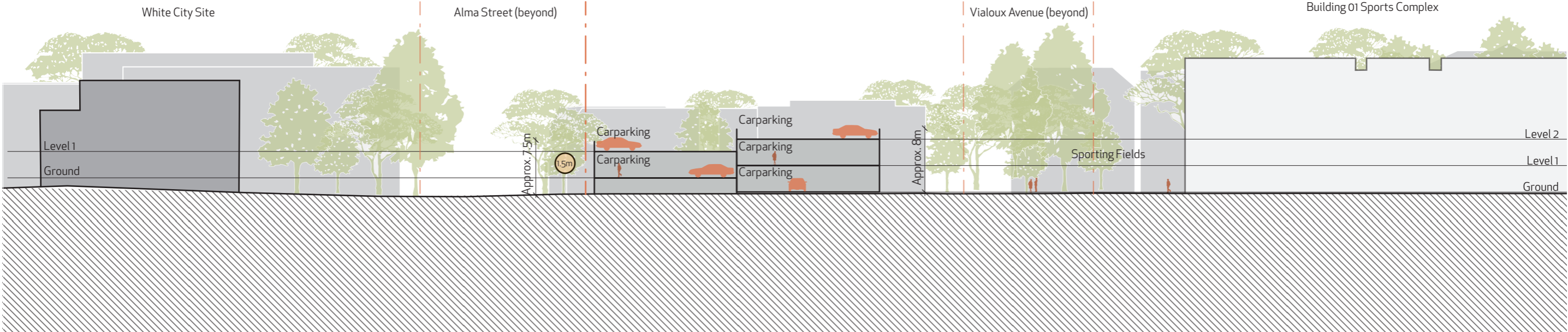


**Building 02**  
Typical Plan

Key Uses  
Carparking

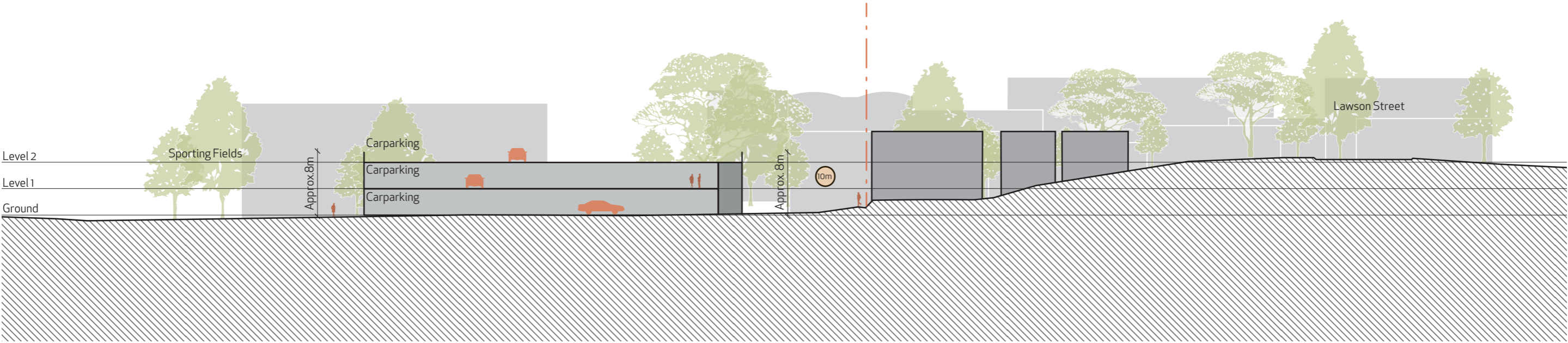


PROPOSAL



Section d-d

PROPOSAL



Section e-e

