



# SYDNEY GRAMMAR SCHOOL WEIGALL SPORTS COMPLEX NEILD AVE, RUSHCUTTERS BAY

SSDA DESIGN REPORT



SYDNEY GRAMMAR SCHOOL

AJ+C  
ALLEN JACK+COTTIER



# SYDNEY GRAMMAR SCHOOL WEIGALL SPORTS COMPLEX

## NEILD AVE, RUSHCUTTERS BAY



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# EXECUTIVE SUMMARY

## Introduction

*The Weigall Sports Complex will provide facilities that are suitable for the school’s sport programmes and worthy of the aspirations of the school for now and the future.*

This document has been prepared for Sydney Grammar School to accompany the State Significant Development Application (SSD 10421) for the Weigall Sports Complex development located at Neild Avenue, Rushcutters Bay, Sydney. AJ+C have been engaged by Sydney Grammar School, as the architect for the Weigall Sports Complex development. The purpose of this document is to provide a detailed overview of the design proposal.

## The School and Sport

*For over 110 years the Weigall playing fields have been an important place for students of Sydney Grammar School. It has given a place for students to be nurtured and developed through sport and physical activities, a place for the School community to connect, grow and celebrate and a place to recognise the School’s sporting culture. The new Weigall Sports Complex will continue this.*

Sydney Grammar School is one of the oldest schools in Australia. It was founded by an Act of Parliament in 1854, after Sir Henry Parkes, the Father of Australian Federation, tabled a petition from a group of citizens concerned that the fledgling University of Sydney should have a ‘nursery’ to provide it with well prepared undergraduates.

The School now 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 campus in Sydney catering for students from years 7 to 12. The School’s population at St Ives, Edgecliff and College Street are around 400, 300 and 1,150 boys annually.

Sport is an integral part of Sydney Grammar School. 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 are nurtured to develop personal depth, talents and integrity through the many pathways available at the school, including an ambitious and healthy sporting culture.

The traditional sports of rugby, cricket and football have expanded to include basketball, volleyball, water polo and futsal. The existing facilities at Weigall playing fields and the College St campus are increasingly inadequate to be able to accommodate the school’s change in requirements. Furthermore, SGS utilises external facilities in a number of locations which makes supervision and child protection increasingly difficult. The ability to consolidate activities to an existing school location will assist with achieving the school objectives.

## Design informed by Consultation

*An extensive consultation process has informed the design and led to a number of design initiatives that have improved the outcome.*

The SSDA design process synthesises inputs from the client, authority and community consultations and a multiple disciplinary consultant team, who have had continuous contribution to the principles, evolution and resolution of the design. The design is part of a broader masterplan that seeks to ensure the best use of the site and location of the Weigall Sports Complex while delivering community expectations such as the retention of the open space character of the Weigall playing fields and valley floor.

## Project Objectives and The Proposal

*The project has five key objectives:*

- + *A masterplan to provide context to the Weigall Sports Complex*
- + *Consolidation of sporting facilities for child protection*
- + *Sport as an essential part of the School’s Whole Child education philosophy*
- + *Community benefits*
- + *An exemplar building*

The Weigall Sports Complex is located at the southern end of the Weigall playing fields maintaining the 4 main existing fields and their associated uses including rugby, football, cricket, athletics and the parade ground. It comprises of two buildings:

### Building 1 Sports Facilities Building

Located on the existing multi purpose courts, accommodating two swimming pools including a main pool and programme pool, four multi-purpose sport halls including a basketball/ volleyball hall with spectator seating, change rooms, offices and back of house, external car parking for 5 spaces and loading and plant areas.

### Building 2 Car Park

Located on the existing cricket nets, an ancillary car park of one to two split levels accommodating 93 spaces with an additional 4 spaces on grade, accessed from the existing driveway entry from Alma Street. The lower ground level includes the flexibility to be used as a covered extension of the existing playing fields while the car park is not in use. During weekdays it has the flexibility to accommodate vehicle queuing associated with the morning drop off and afternoon pickup for the adjacent Edgecliff Preparatory School.

Proposed within the SSDA site there is parking for a total of 102 cars, landscaping of the site including retention, removal and replacement of trees, paths, fencing and lighting, building identification signage and a new kiosk substation. The proposal does not include general learning areas or an increase to the existing student population.

## Design Considerations

*Most importantly the Weigall Sports Complex is a considered, polite and restrained building set within the context of the surrounding landscape and in line with the scale of adjoining buildings.*

### Building 1 Sports Facilities Building

The new building concentrates built form to the south of the site to retain the existing open space character of the Weigall playing fields and establishes a bulk and scale that is consistent with the surrounding three to five storey mixed use and medium density residential buildings.

Significant landscaped setbacks are provided to surrounding neighbours and streets, 2 new trees will be planted for every tree removed and dense understorey planting around the site will ensure the existing landscaped character of the site is maintained and enhanced.

The massing, arrangement and detailing of the building envelope is thoughtfully arranged. Intentionally considered to provide a high level of amenity to neighbours including solar access, outlook, and visual and acoustic privacy.

Located away from neighbouring boundaries, the active northern facade takes advantage of the aspect and views over the Weigall playing fields. At ground level the existing berm of the site is integrated with the built form, offering a landscaped connection between the new building and the existing fields.

Building entries and interfaces, floor levels and overall building height are well considered, ensuring the required flood protection levels are achieved while achieving high levels of amenity for adjoining neighbours and the School. Excavation depths are minimised to avoid impact of the underground water table level.

The building will present as quiet and polite within a landscaped setting, the material palette is soft and restrained with key architectural features in warm natural tones.

### Building 2 Car Park

The new building is a low single-storey built form which accommodates two levels of parking, it is well setback from the street frontage.

All elevations are covered in a dense landscaped arbor-like screening facade, creating a green backdrop to the Weigall playing fields and the recently approved adjoining 3 to 4 storey Hakoah development (formerly White City).

At ground level, when not in use as a car park, the lower floor will be a continuation of the existing playing fields offering a covered outdoor learning area for the students to play and train.





View of Sports Facilities Building from Nield avenue





View of Sports Facilities Building from Boundary Street





*View of the Sports Facilities Building from Vialoux Avenue*





View of Car Park from Alma Street





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*View of Wiegall Sports Complex from playing fields*





*View of Sports Facilities Building from playing fields*



# 1.0

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## BACKGROUND

An introduction to Sydney Grammar School and the site's history

BACKGROUND

1.1 About Sydney Grammar School

1.1.1 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.’<sup>1</sup> 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. Text from Sydney Grammar School 2019 Prospectus.  
Right: William Yates (V) leading the Second XV out on Back to Weigall Day



BACKGROUND

1.1.2 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.

1.1.3 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 1892. 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).

1.1.4 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.
- + Provide all weather sporting facilities for College Street Senior and Edgecliff Preparatory School.
- + Accommodate an increased swimming and basketball sport program at Weigall by relocating the current tennis program off site.

SYDNEY GRAMMAR SCHOOL



Right: Sydney Grammar School Emblem

BACKGROUND

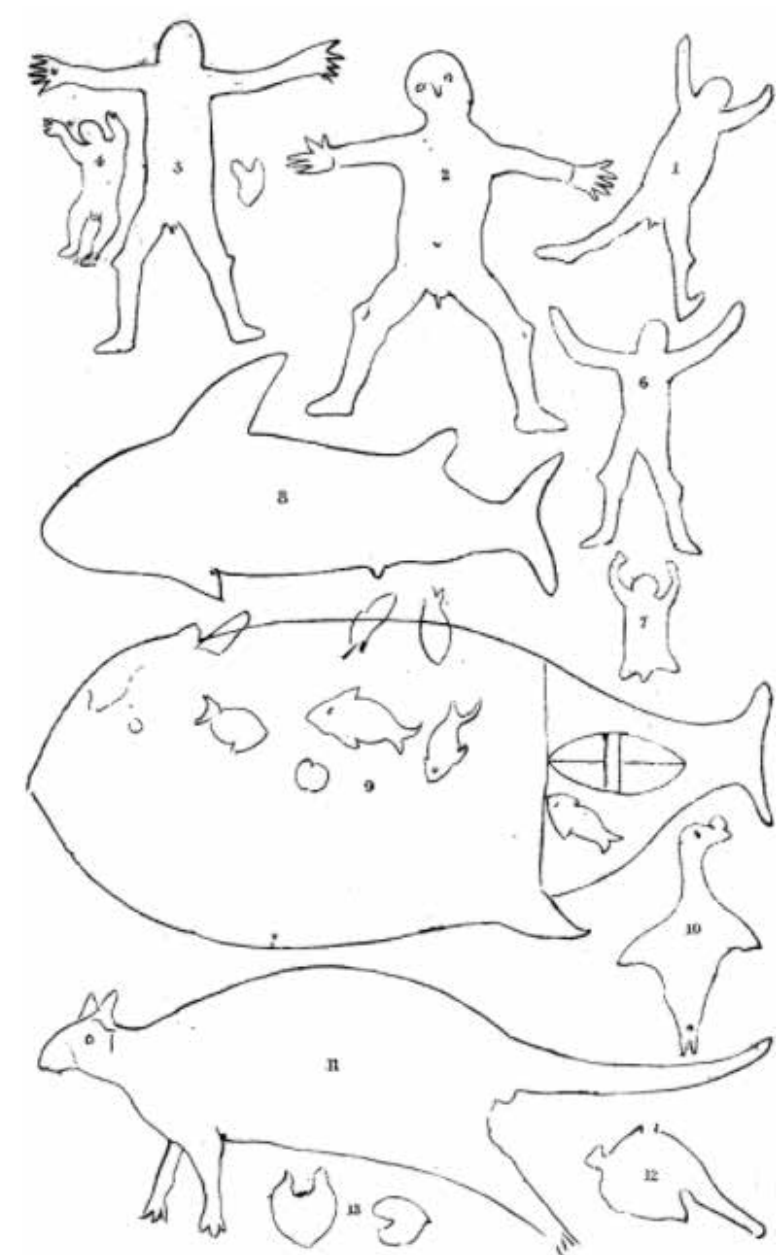
1.2 Site History

Aboriginal History

The first Aboriginal people of the Sydney Basin lived tens of thousands of years ago and prior to European arrival the area would have been criss-crossed with tracks that formed trade, social and ceremonial networks fundamental to the social and economic structure of the aboriginal society. These pathways linked sources of water from bays, rivers and waterholes. The wetlands associated with Rushcutters Bay would have been reliable fresh water and food sources. The Hawkesbury sandstone around the area would have provided aboriginal people with shelter and the surrounding environment would have provided ample materials for tools and other material culture.

The site was most likely the traditional lands of the Birrabirrigal and the Cadigal peoples of the coastal language group.

Additional information about the aboriginal history associated with the site is available in the Aboriginal Cultural Heritage Assessment Report prepared by Ecological as submitted with the SSDA



Left: George French Angas - Carvings at Point Piper, 1847  
Right: William Augustus Miles - Carvings at Point Piper, 1845



BACKGROUND

1.2 Site History

European History

Rushcutters Bay

In 1817 William Thomas was granted 40 acres (16 hectares) including most of the low-lying land east of Rushcutters Creek. Little is known about Thomas or the reason for his grant except that he had a small farm in the area and that one of his children may have been injured by Governor Macquarie’s carriage.

Most of William Thomas’s land grant was purchased by Daniel Cooper, an emancipist merchant and entrepreneur who amassed vast property holdings in Sydney suburbs. At Cooper’s death in 1853 his nephew Sir Daniel Cooper inherited his uncle’s estate, although the Rushcutters Bay land was placed in trust to the younger Cooper’s sister Sarah Booth, who leased it to market gardeners usually in 50 year terms. The timbered land by the creek was already being cleared for this purpose.

The encroachment of suburbia on the bay, combined with increasing pollution of the Harbour, fuelled demands for the beach to be replaced with sea walls. In 1878, 2.8 hectares of the land north of New South Head Road originally granted to William Thomas was resumed and a further six acres of the Bay was filled in.

Chinese Gardens

Rushcutters Bay Park was completed in 1883. By that time Chinese gardeners had replaced Europeans in the plots south of New South Head Road, a common pattern in market gardens across Sydney. In the years following the 1850s Gold Rushes, Chinese who had joined the migration in search of quick riches took advantage of more traditional skills.

Plots were generally leased by small groups of men who shared the rent and the profits, offering opportunities for new immigrants to find companionship as well as an income.



Right: From Darling Point - Rushcutters Bay, c1830



## BACKGROUND

### 1.2 Site History

#### European History

##### Albert Weigall

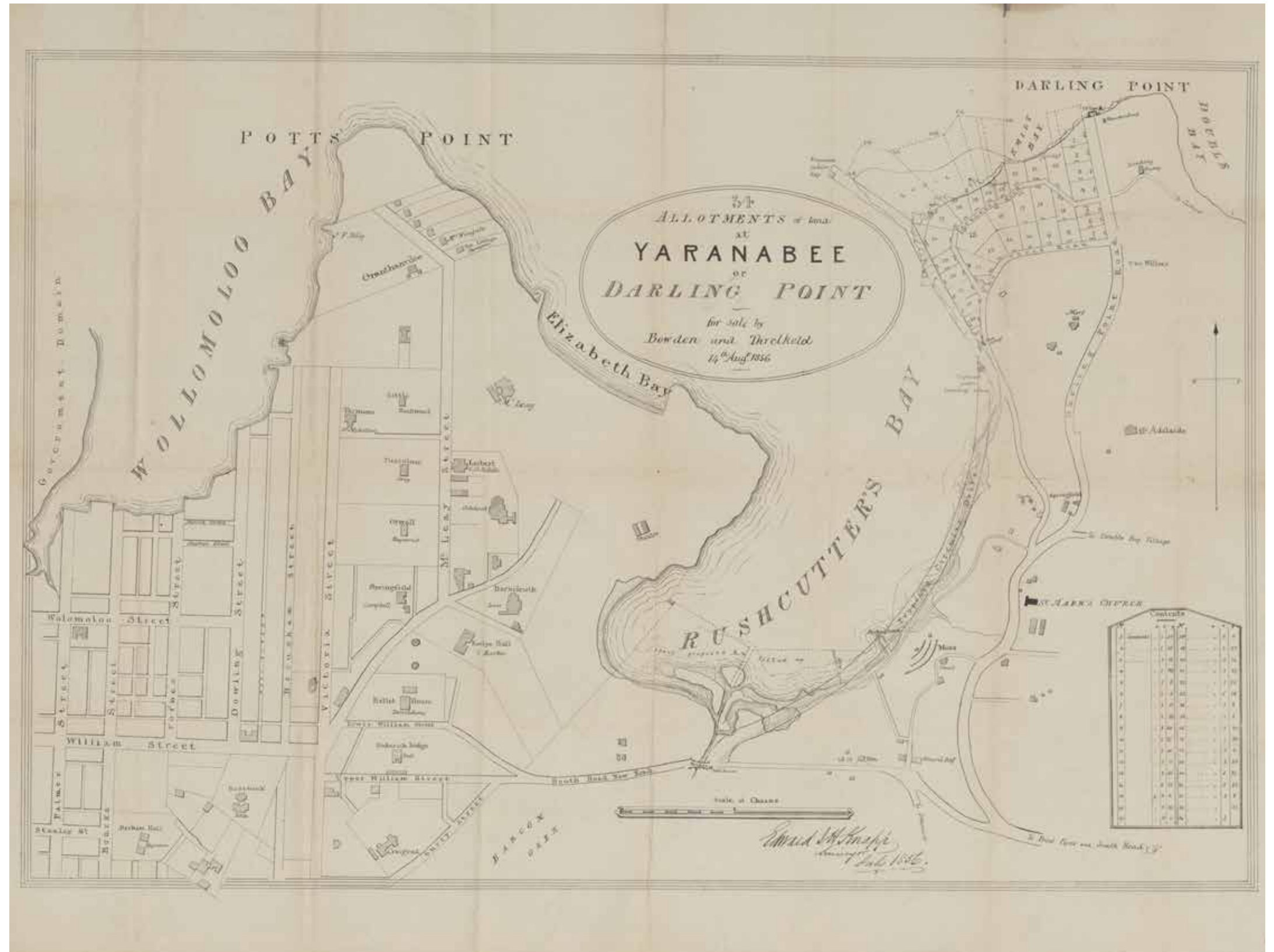
Albert Bythesea Weigall (1840-1912) was headmaster of Sydney Grammar School from 1867 to 1912. Sydney Grammar was founded by Act of NSW Parliament in 1854 as a feeder school to the University of Sydney. However, a split among the school trustees had reduced its enrollments and reputation when Weigall became headmaster, a situation he remedied by employing teachers and methods from the English 'Public' schools

Among these was the centrality of team sport to the school curricula and image. Sport supposedly encouraged leadership, courage, fellowship, loyalty and other worthy qualities.

From 1889 the school used Rushcutters Bay Oval, built on the reclaimed parklands, as its main sports ground, but was already seeking to own a larger venue. Luckily for Sydney Grammar following Sarah Booth's death in 1895 her children and other beneficiaries of her estate successfully claimed ownership of the Rushcutters Bay land in the Equity Court. At the same time many of the Cooper leases were expiring. The land was retitled as the Booth Estate and parts were auctioned from 1900 as their leases expired. Needless to say, the market garden leases were not renewed

In the same year the NSW Board of Health declared that the Booth Estate 'was not to be built on', due to its low-lying character and its supposed contamination by the market gardens, substantially reducing its market value. In 1907 Sydney Grammar purchased the most of the western half of the Booth Estate.

Some parts of the land had already been resumed by the NSW Government to construct sewerage infrastructure and roads. During the 1890s a deep stormwater channel had been built across the controversial land encasing an eastern tributary of Rushcutters Creek. In 1901 Neild Avenue was formed parallel to the main Rushcutters Creek drain. Sydney Grammar's acquisition was 4.55 hectares of the land south of the stormwater channel, the present Weigall 1, 2 and 3 fields.



Right: Rushcutters bay, Darling Point, c1856



BACKGROUND

1.2 Site History

European History

The Stadium and Little Weigall

On Boxing Day 1908 Jack Johnson became the first African-American to be crowned World heavyweight boxing champion. Johnson defeated the reigning champion, the Canadian Tommy Burns, at an open-air stadium constructed a few months earlier on the former market gardens at the corner of Neild Avenue and New South Head Road.

Johnson’s triumph was, at least until the Melbourne and Sydney Olympic Games, the most famous sporting event held in Australia. The timber stadium, with a capacity of 20,000, was built for this event in August 1908.

In 1916 the stadium was sold to Stadiums Limited, recently founded by the Melbourne gambling, racing and political figure John Wren. Stadiums Limited owned venues in Melbourne, Brisbane and Sydney, promoting boxing, the main professional sport in Australia at that time. However, from 1954 the American promoter Lee Gordon took control of the Stadiums Limited venues and the Stadium became Sydney’s main concert venue, hosting musicians and entertainers including Frank Sinatra, the Beatles, Johnny Ray, Chuck Berry, Louis Armstrong, Ella Fitzgerald, Bob Dylan, the Who, Johnny O’Keefe and many others.

In 1968 the Stadium site was resumed by the Commissioner for Railways and the building demolished for construction of the Eastern Suburbs Line. This was the culmination of decades of debate as to the best route for the long-delayed line. Following the completion of the new overhead railway in 1978, part of the railway land - Little Weigall - was leased to Sydney Grammar.



Top: Sydney Stadium, c1908  
Bottom L: Sydney Stadium, c1913  
Bottom R: Sydney Stadium, c1961



BACKGROUND

1.2 Site History

European History

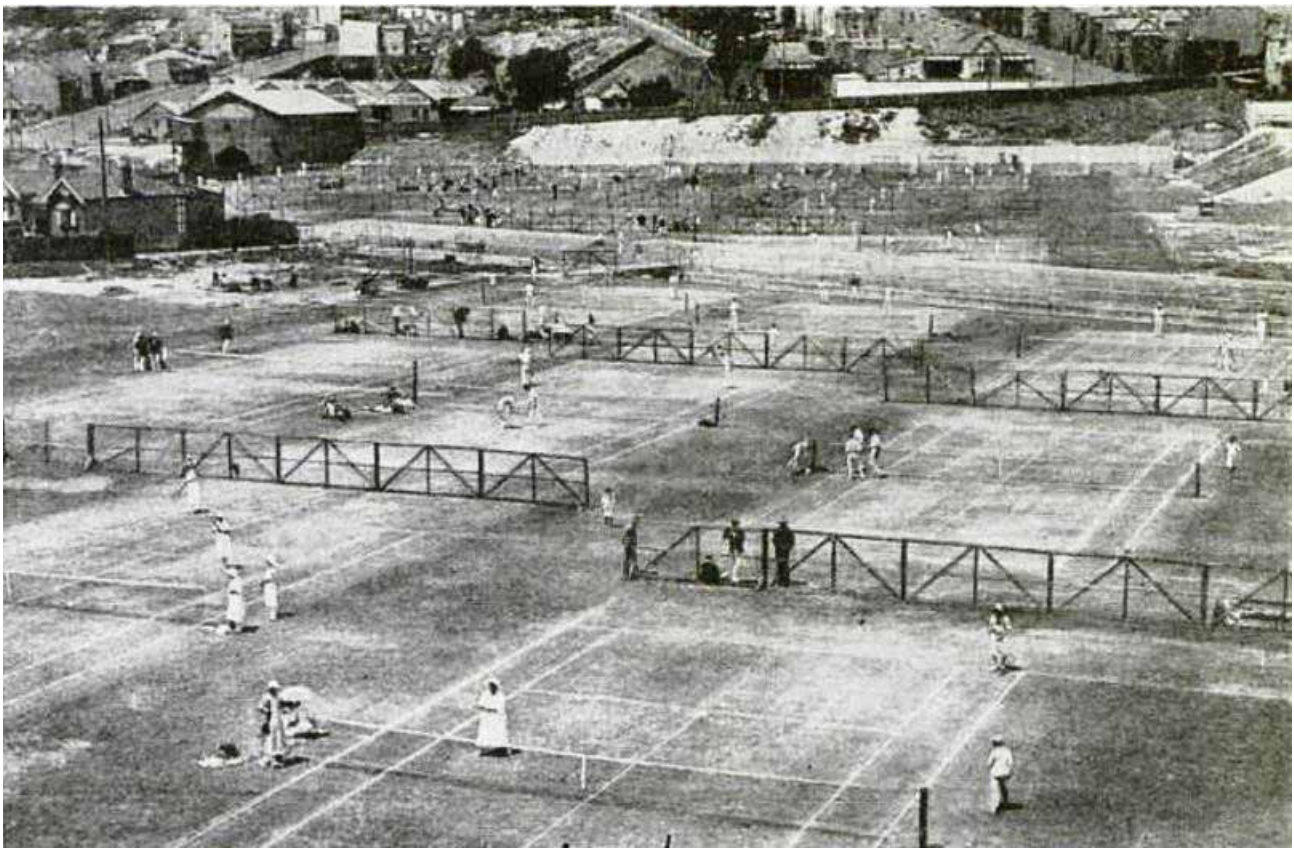
White City and Weigall 4

The neighbouring land, part of lot 7 of the Booth Estate, was also resumed for the new railway. This land, between the main drainage channel and New South Head Road, was still leased for market gardens in 1900 and was not part of the original Sydney Grammar purchase. In 1903 the lease expired and the land was purchased by the Australian Gas Light Company which built a large storage cylinder there.

By 1940 the tank was gone and the land was acquired by the NSW Lawn Tennis Association which built a two-storey club house there as well as adding further courts to its White City tennis complex on the eastern side of the Weigall Ground.

White City dates from 1913 when an amusement park was built on the site. Following its destruction by fire in 1917 the land was purchased by the Lawn Tennis Association, which leased the courts to the White City Tennis Club from 1948. The stadium was built in 1922 and hosted the NSW Open tournament until 2000.

During 2007 the Sydney Maccabi Tennis Club and the Hakaoh Club purchased the courts and stadium while Sydney Grammar acquired the 1.5 hectares north of the channel, now Weigall 4, a football and cricket pitch, parking area and two tennis courts.



Top R: White City Amusement Park\_ The Broadway showing the Palais Des Folies, c1913-1917

Bottom R: White City Tennis Club, c1923



BACKGROUND

1.2 Site History

European History

Weigall 5

The area bounded by Neild Avenue, Lawson Street and Vialoux Avenue had a succession of owners and uses until 1908 when most of the land facing Lawson Street and Neild Avenue was amalgamated by David Jones Limited.

This purchase seems to have been speculative as were succeeding acquisitions by Holden Motor Body Builders Ltd and the motor dealer York Motors. In 1943 the land was occupied only by The Alencon flats, built 1930 in Vialoux Avenue and a small row of venerable terrace houses nearby at the Lawson Street corner.

In 1947 the area between Lawson Street and the Wiegall ground was resumed by the NSW Government with the exception of The Alencon; the Housing Commission constructed apartments facing Lawson Street. The northern half of the site was part of that declared unfit for buildings in 1900 and remained largely unused until 1956 when Sydney Grammar leased this land from the Housing Commission.

In 1983 the northern half of the site (3261 square metres) was purchased by Sydney Grammar and is used for tennis, basketball and futsal.

Additional information about the history associated with the site is available in the Heritage Impact Statement [which the above information is sourced from] prepared by Paul Davies Architects and Heritage Consultants as submitted with the SSDA



Top R: SGEP sports carnival at Weigall, c1960  
Bottom R: Grammar vs Newington at Weigall, c1959



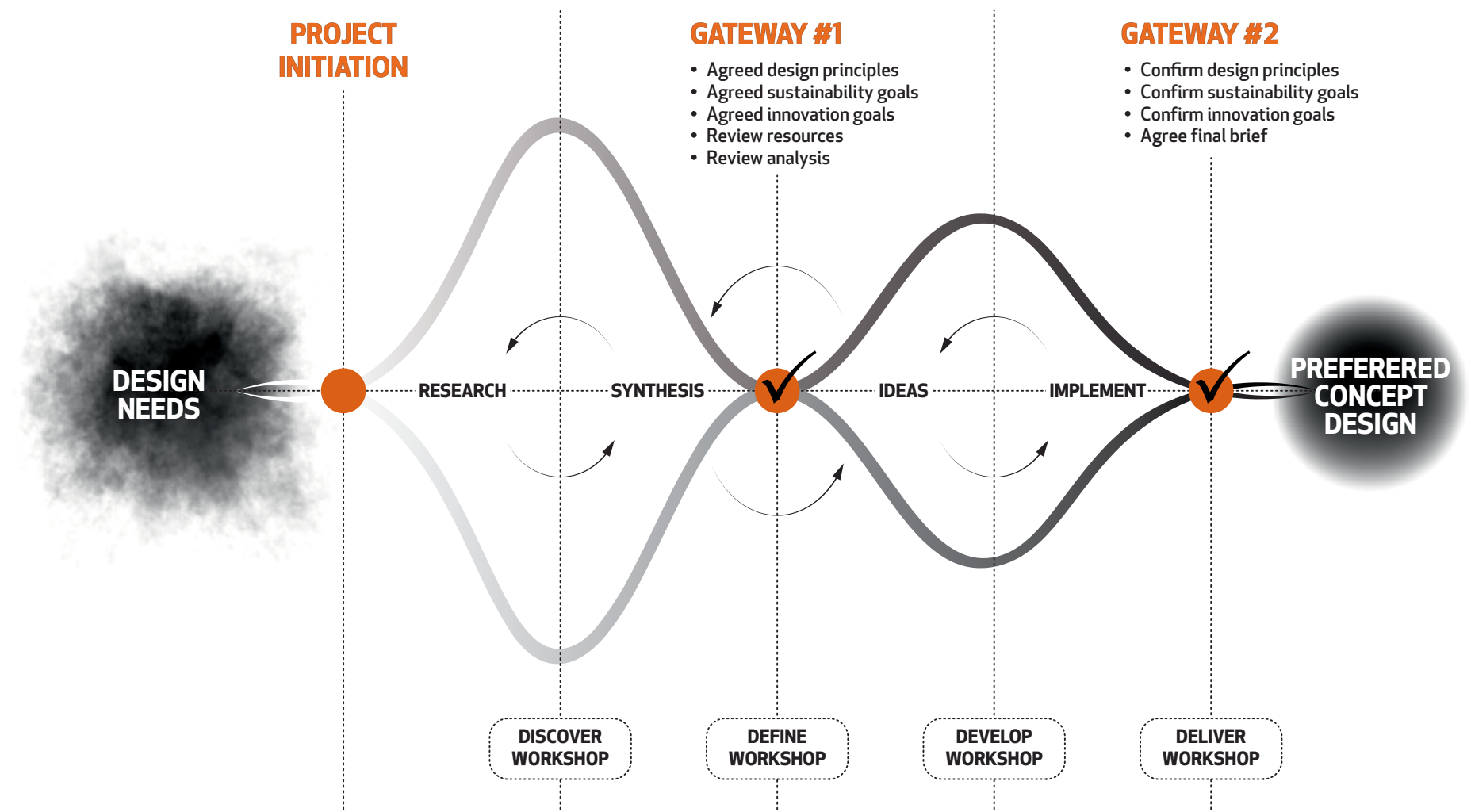
BACKGROUND

1.3 AJ+C Design Process

Design that is Creative, Sustainable and Innovative in Artistic, Conceptual, Technical and Economic Terms.

The proposal has been designed to achieve design excellence through AJ+C's internal design review process. This involves a series of workshops intended to be a stimulating process of collaborative review, brainstorming, and feedback with an emphasis on innovative and creative problem solving in which alternative options are considered, rigorously tested and analysed. The process includes key workshop phases and design 'gateways' to ensure that the proposal reflects AJ+C's design philosophy and quality standards.

Further to the above, the SSDA design process synthesises inputs from the client, authority and community consultations and a multiple disciplinary consultant team, who have had continuous contribution to the principles, evolution and resolution of the design. An extensive consultation process has informed the design and lead to a number of design initiatives that have improved the siting and detail of the building.





# 2.0

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## SITE & CONTEXT

Overview of the context to provide an understanding of the site



SITE & CONTEXT

2.1 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





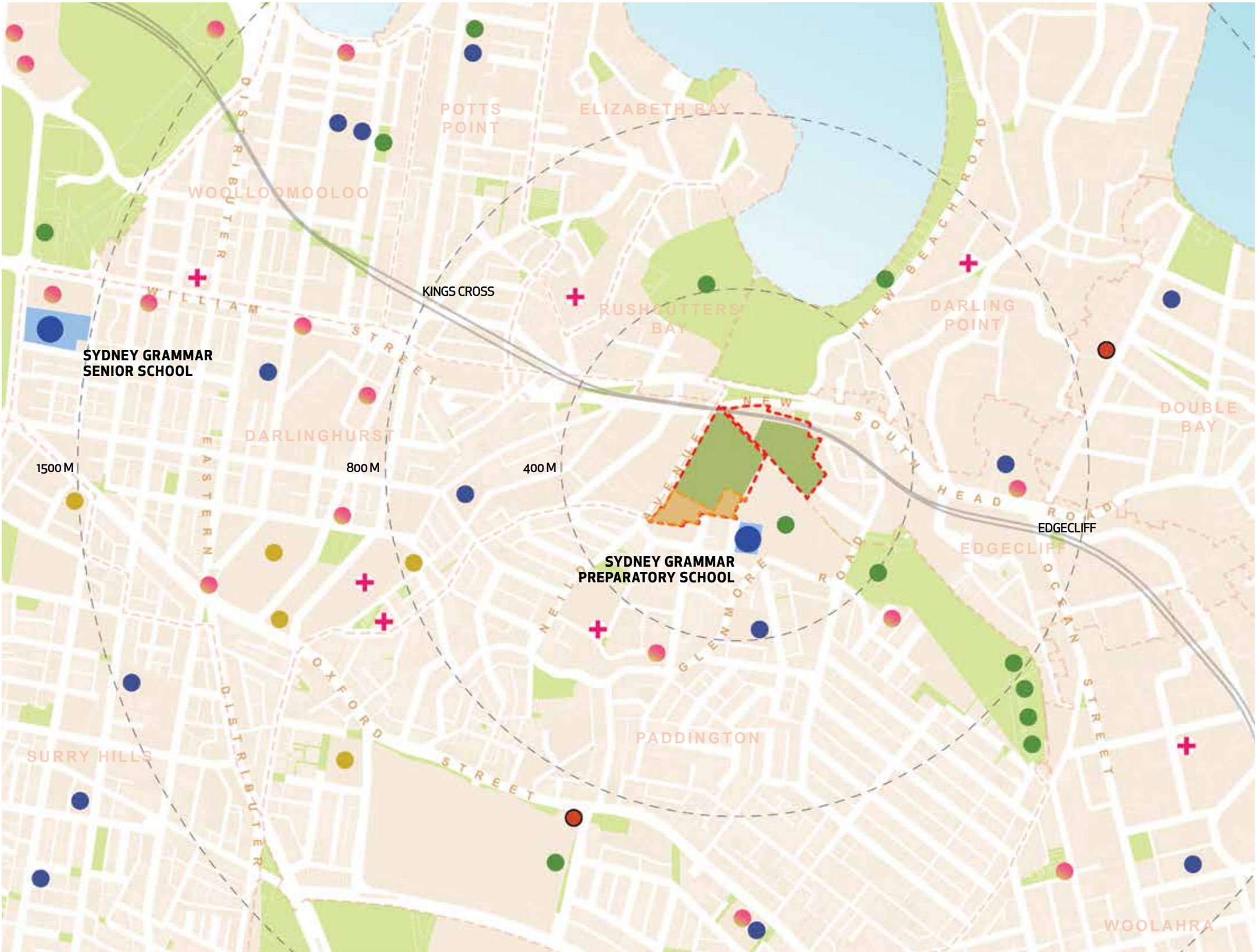
SITE & CONTEXT

2.2 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

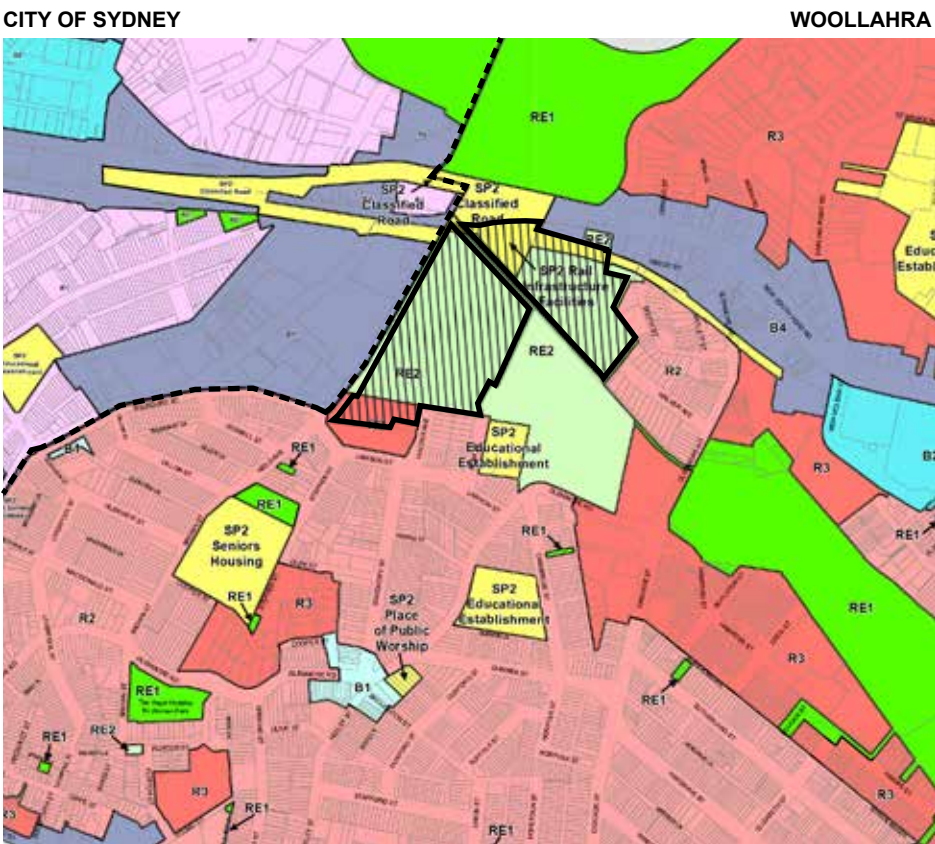




SITE & CONTEXT

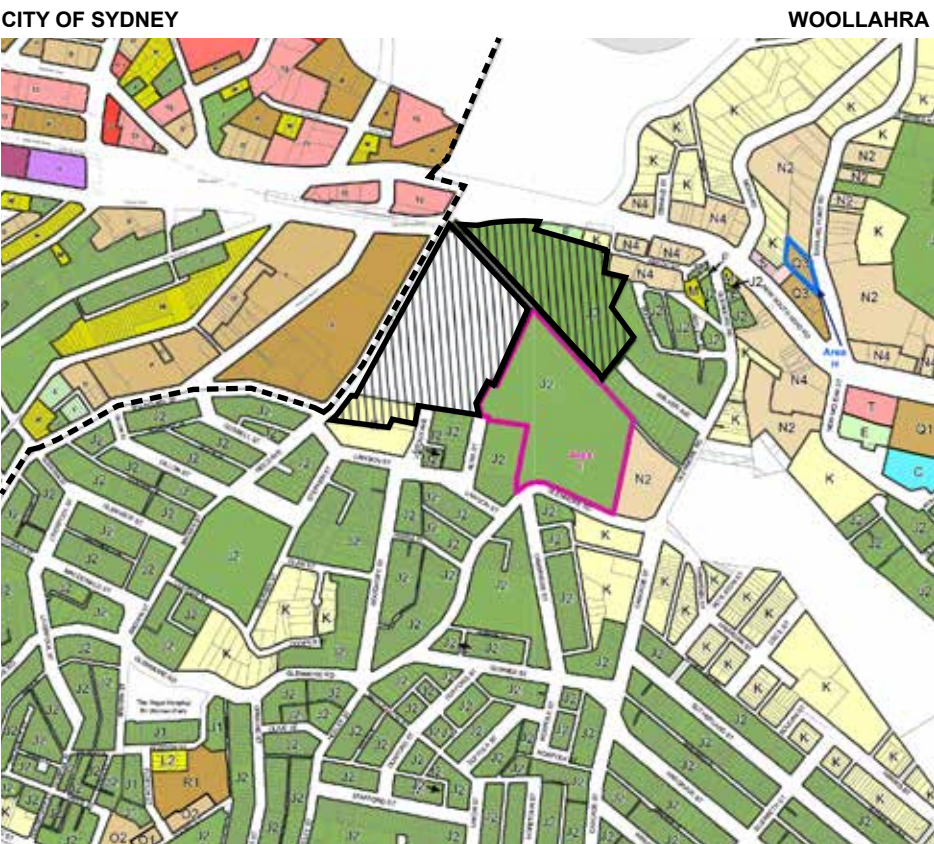
2.3 LEP Maps

LEP Land Use Zoning Map



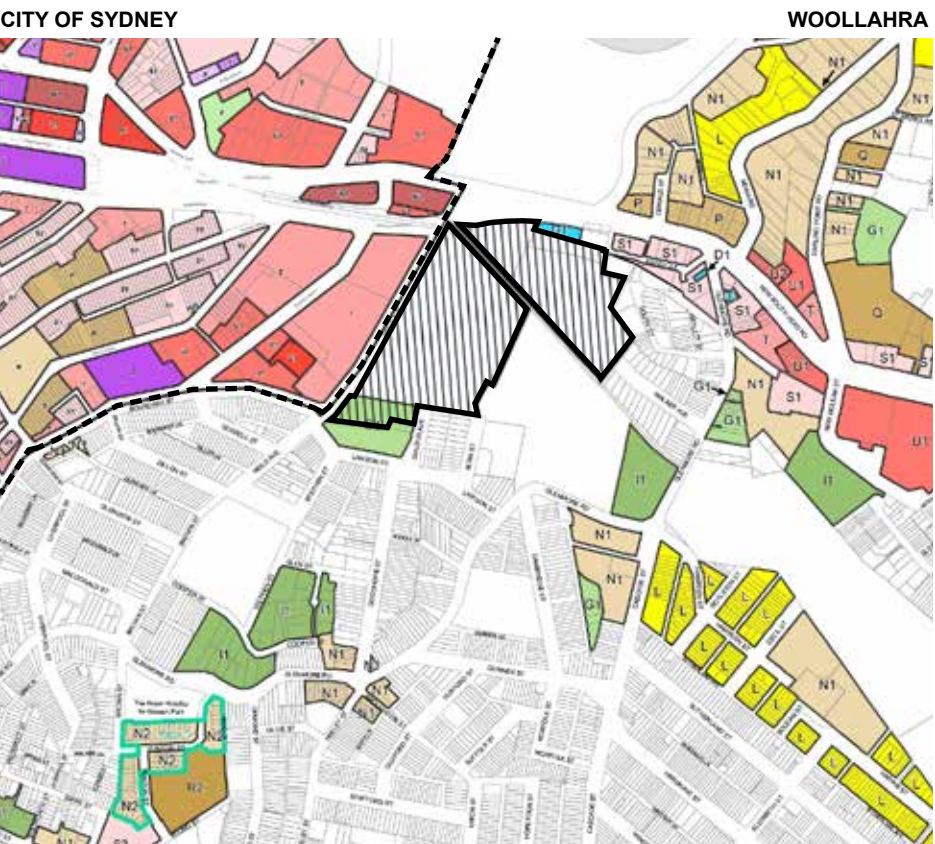
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- P1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- SP3 Tourist
- Site
- LGA Subdivision

LEP Height of Building Map



- C 5
- E 6
- G 7
- H 7.5
- I 8
- J 8.2
- K 10.5
- L 11
- M 12
- N 13
- N2 13.5
- N3 14.1
- N4 14.5
- N5 14.7
- O1 15
- O2 16.5
- P1 17.5
- P2 18
- P3 18.1
- Q1 19
- Q2 19.5
- Q3 20.5
- R1 21.5
- R2 22.5
- T 26
- T2 27
- U 34
- V 35
- W1 40
- Y 50
- AC 110
- Refer to Clause 4.3A
- Refer to Clause 4.3B
- Refer to Clause 4.4C
- Site
- LGA Subdivision

LEP Maximum Floor Space Ratio Map (N:1)



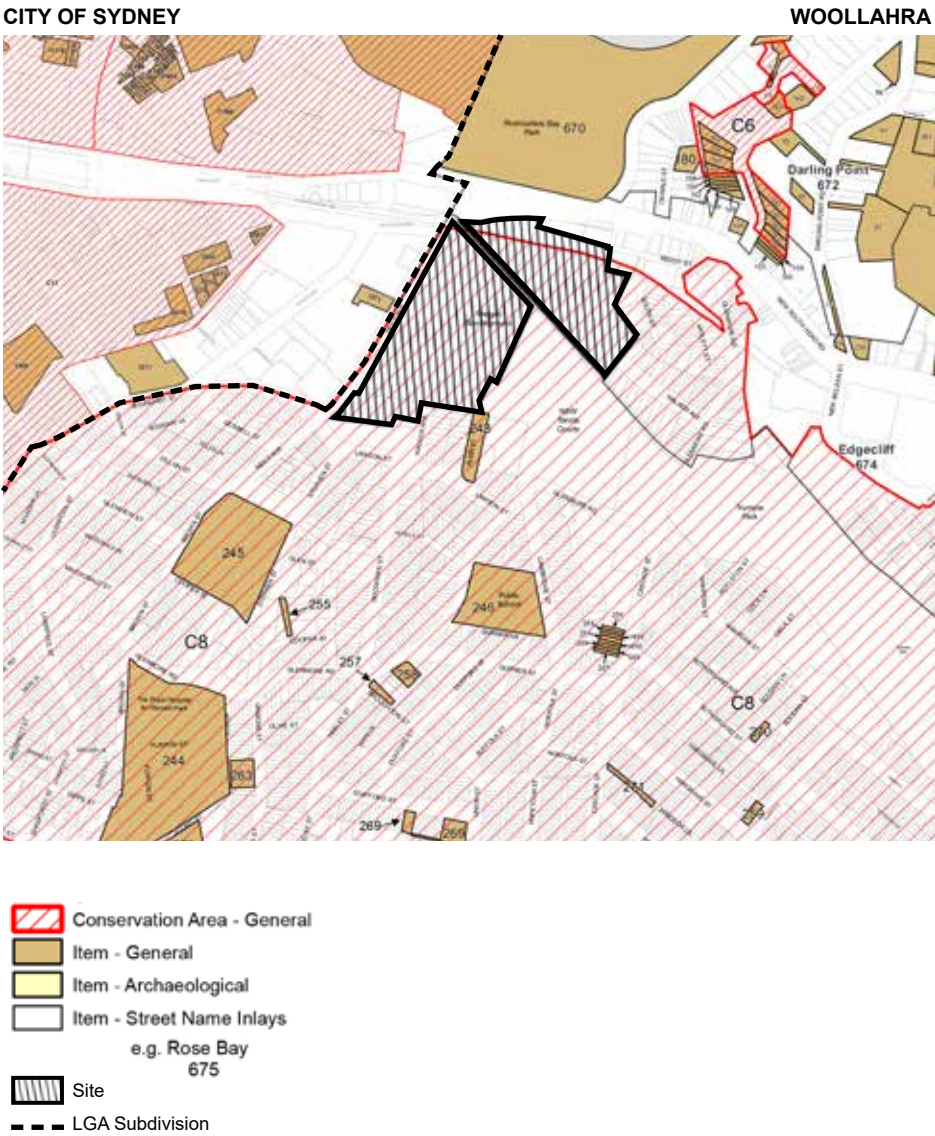
- A1 0.21
- A2 0.37
- B1 0.4
- B2 0.43
- C 0.46
- D1 0.5
- D2 0.52
- D3 0.53
- F1 0.6
- F2 0.63
- G1 0.65
- G2 0.68
- H 0.73
- I 0.75
- J 0.77
- K 0.9
- L 0.9
- M 1.04
- N 1.1
- O 1.25
- P 1.3
- Q 1.4
- R 1.42
- S 1.5
- S1 1.55
- S2 1.68
- S3 1.7
- T 2
- U 2.5
- U1 2.9
- V 3
- V1 4
- V2 4
- W 3.5
- W1 3.75
- X 4
- Y 4.5
- Z 5
- Refer to Clause 4.4D
- Site
- LGA Subdivision



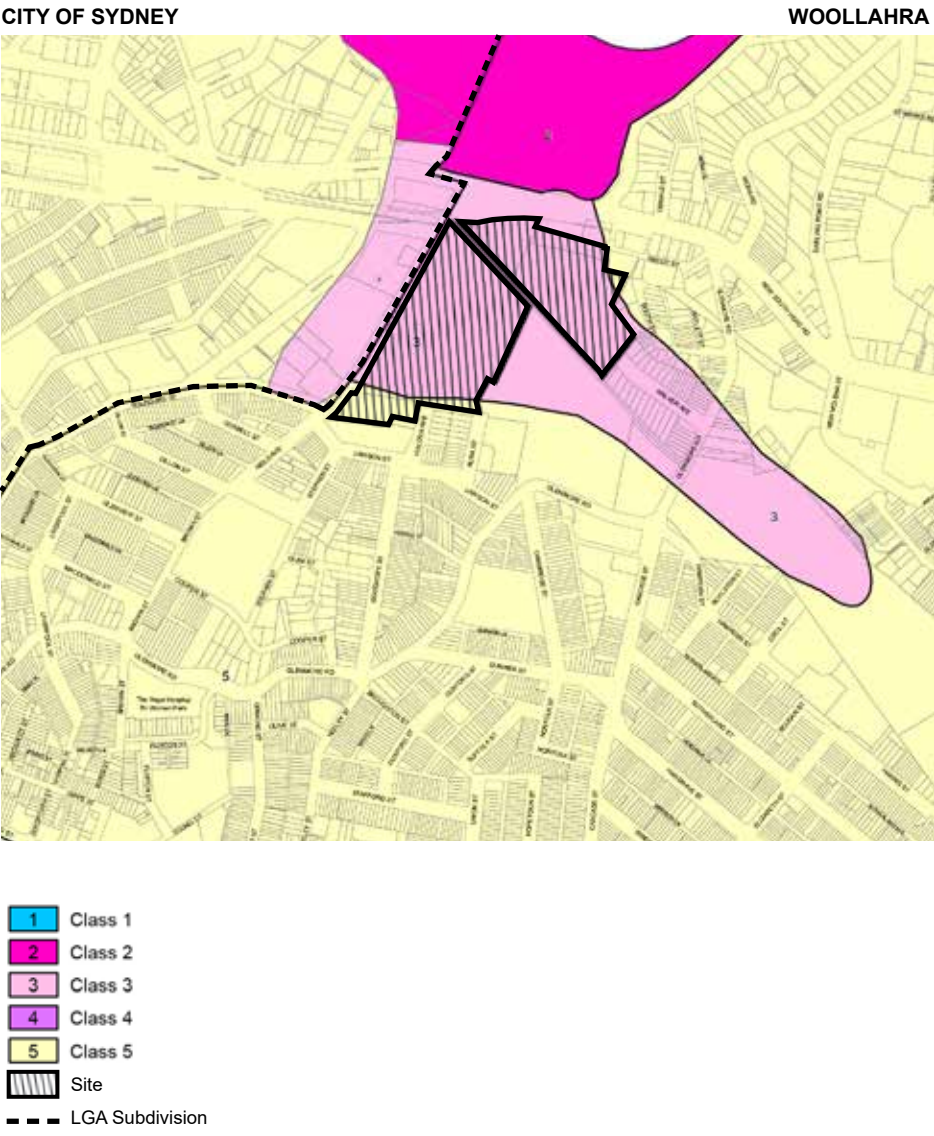
SITE & CONTEXT

2.3 LEP Maps

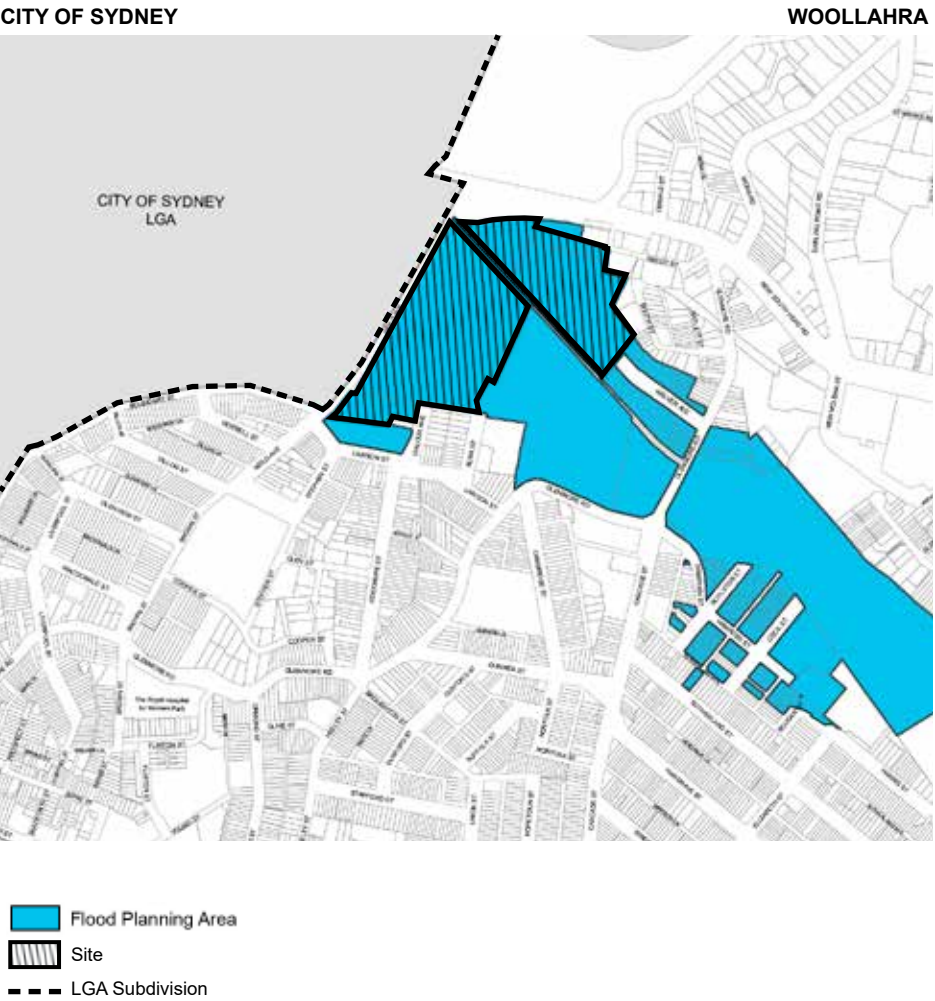
LEP Heritage Map



LEP Acid Sulfate Soils Map



LEP Flooding Map





SITE & CONTEXT

2.4 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

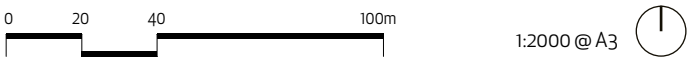
Refer to next page for notes A-J

KEY

Indicative SSDA Site

Weigall Site boundary

Existing vehicle entry/exit to Site





SITE & CONTEXT

2.5 Existing Site Conditions



A. Weigall 1, 2 and 3 sports field (White City site beyond)



B. Old Sydneians' grand stand



C. Significant tree and Barry Pavilion



D. Carpark entrance and refuse location



E. Dense foliage between tennis courts and Neild Ave



F. Vehicular access easement



G. Vehicular access and Weigall 4 beyond



H. Drainage culvert



I. Weigall 4 and eastern multi-purpose courts



J. Northern carpark and elevated rail line



SITE & CONTEXT

2.6 Land Ownership

Properties owned and used by the school are:

- Weigall 1
- Weigall 2
- Weigall 3
- Weigall 4
- Weigall 5
- 4 Alma Street
- 12 Alma Street
- 16 Alma Street
- 24 Alma Street
- 9 Vialoux Ave
- 13 Lawson Street





Properties owned and leased out by the school are:

- 2 Alma Street
- 6 Alma Street
- 10 Alma Street
- 22 Alma Street
- 9 Lawson Street

Properties leased by school are:

- Little Weigall
- The zone under the railway corridor north of Weigall 4

KEY

-  Site boundary
-  Properties owned and used by the school
-  Properties owned and leased by school
-  Properties leased and used by the school



1:2000 @ A3





SITE & CONTEXT

2.7 Contextual Built Form

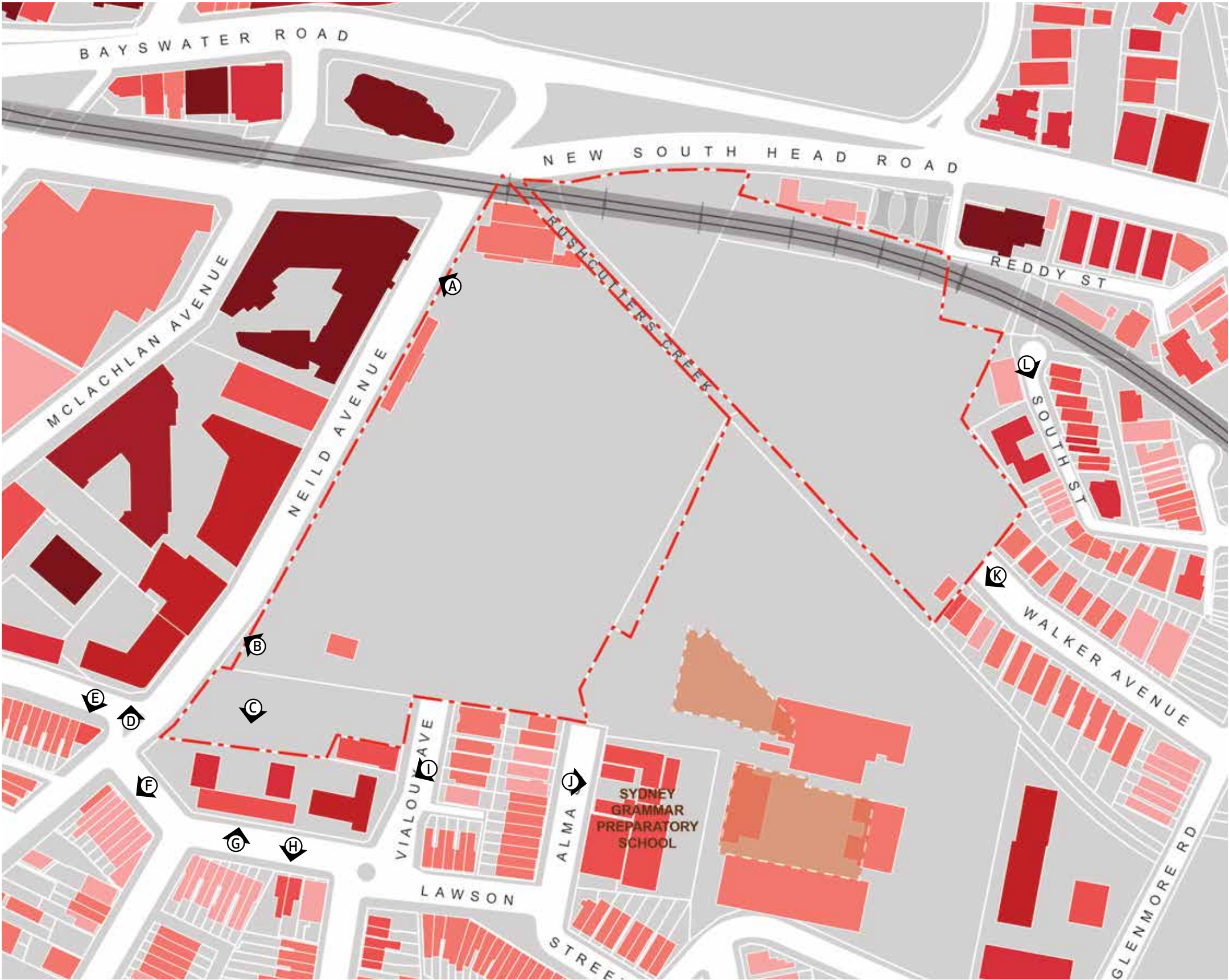
Refer to next page for notes A-L

KEY

- Site boundary
- Approved Maccabi stage 1 DA built form
- 1 storey
- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- > 6 storeys



1:2000 @ A3





SITE & CONTEXT

2.8 Contextual Built Form & Visual Character



A. 7-storey apartments above ground-floor retail



B. 4-storey apartments above ground-floor retail



C. 3-storey brick apartment block



D. 5-storey apartment block



E. 2-storey boutique shop and architects office



F. 1-storey residential terrace



G. 3-storey brick apartment block



H. 2-storey residential terrace



I. 5-storey brick apartment block



J. SGS Edgecliff Preparatory



K. 1/2-storey residential houses



L. 2-storey residential (left), top level of 3-storey resi (right)



SITE & CONTEXT

2.9 Views & Vistas

Refer to next page for notes A-L



**KEY**  
[Red dashed line] Weigall Site boundary  
[Black arrow] Existing vehicle entry/exit to Site

0 20 40 100m

1:2000 @ A3



SITE & CONTEXT

2.9 Views & Vistas



A. Views to sports ground from pedestrian entrance



B. No visibility to sports ground from Neild Ave



C. Views to tennis courts from vehicular entrance



D. Views to adjacent 4-storey block from tennis courts



E. View to carpark and apartments beyond



F. Views to residential Vialoux Ave from tennis courts



G. Views to shared carpark from cricket practice nets



H. View to White City site from easement



I. Views to tennis courts from Walker Ave



J. Views to neighbouring blocks from Weigall 4



K. Views to rail line and city from Weigall 4



L. Views to sports grounds from Reddy St



SITE & CONTEXT

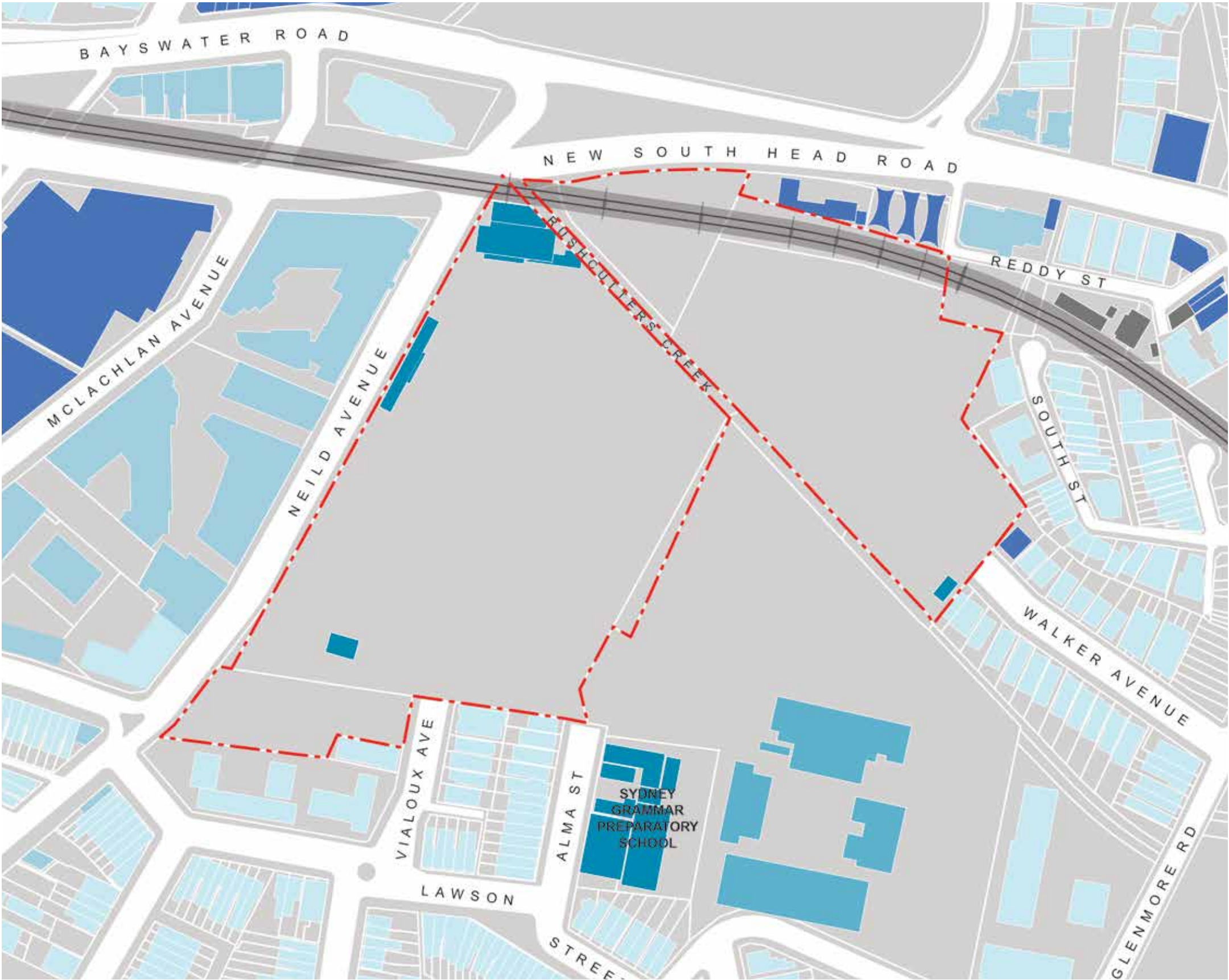
2.10 Building Uses

KEY

- Site boundary
- Residential
- Mixed-use
- Commercial
- Educational
- Private recreational
- Services/Infrastructure



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SITE & CONTEXT

2.11 Landscape Character

Refer to next page for notes A-L

KEY

- Site boundary
- Public recreation space
- Private recreation space
- Artificial hard court surface
- Existing trees (Priority for Retention)
- Existing trees (Consider for Retention)
- Existing trees (Consider for Removal)
- Existing trees (Priority for Removal)
- Existing trees (Outside Site)
- Drainage culvert



1:2000 @ A3





SITE & CONTEXT

2.11 Landscape Character



A. Tree within site priority for retention



B. Tree within site priority for retention



C. Dense trees lining South-West edge of site



D. Trees along slope considered for retention



E. Tree-lined Neild Ave looking north



F. Dense foliage between tennis courts and Neild Ave



G. Tree-lined Neild Ave looking south



H. Tree-lined Lawson St



I. Dense trees lining edge of tennis courts



J. Median tree strip Alma St



K. Tree-lined Walker Ave



L. Trees and bushes along easement



SITE & CONTEXT

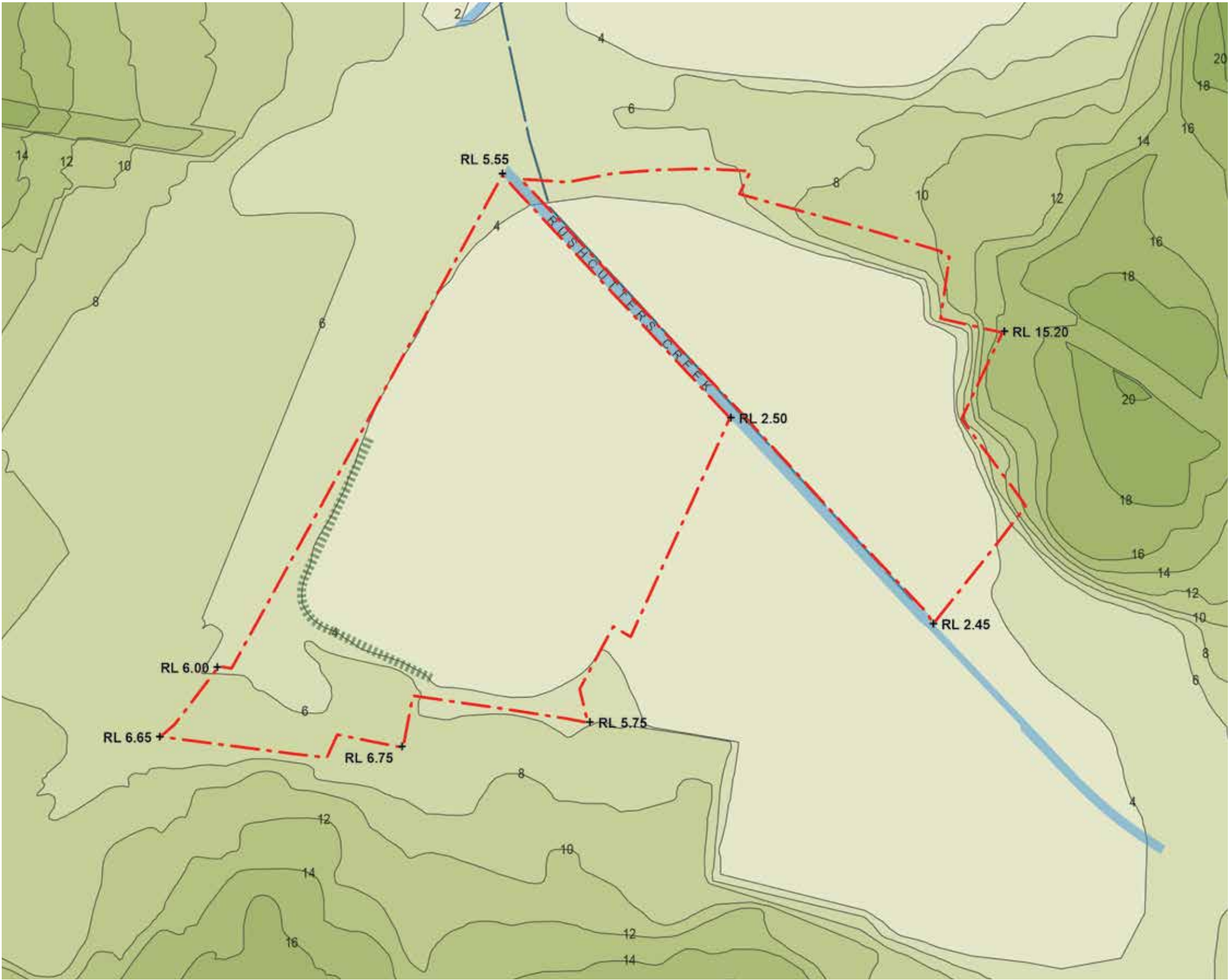
2.12 Topography

KEY

- Site boundary
- Contour height in RL
- 2M contours
- Spot RL
- Embankment
- Water corridor



1:2000 @ A3

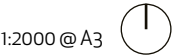
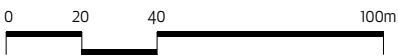
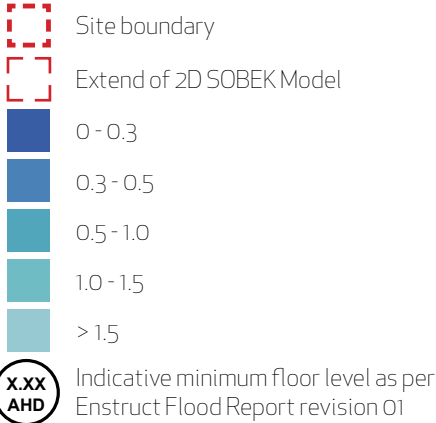




SITE & CONTEXT

2.13 Flood Levels

PMF Maximum Depth (m AHD)





SITE & CONTEXT

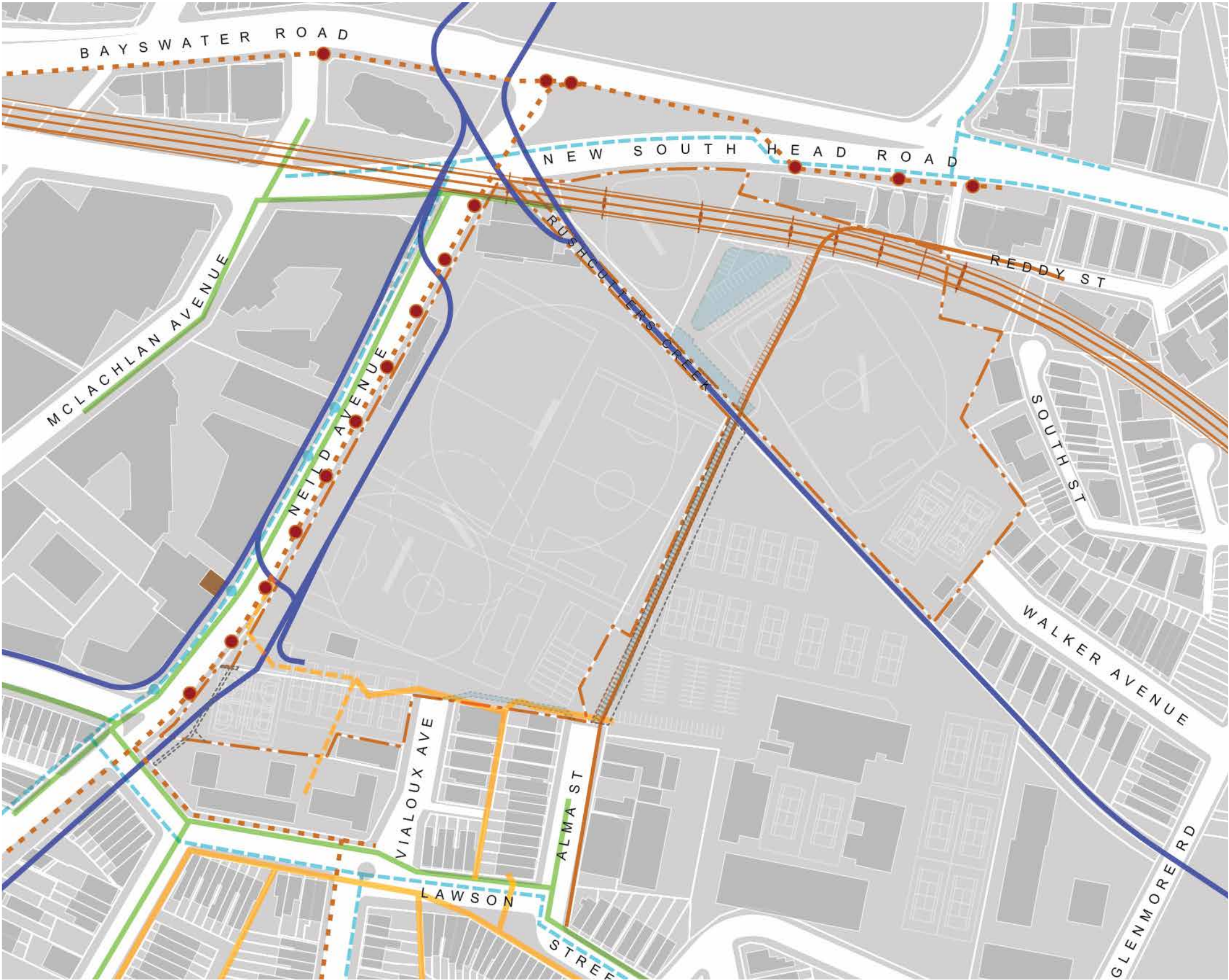
2.14 Easements, Infrastructure & Services

Indicative Only

- KEY
- Site boundary
  - Substation
  - Easements
  - OSD storage tank
  - Sewer main - Sydney Water
  - Water main - Sydney Water
  - High voltage power - Ausgrid
  - Power poles
  - High voltage power - Sydney Trains
  - Gas
  - Stormwater



1:2000 @ A3














# SITE & CONTEXT

## 2.15 Pedestrian & Bicycle Movement

- 1. Main access points to site
- 2. Additional access points

### KEY

-  Site boundary
-  Railway line
-  Shareway including bicycle-friendly lane
-  Bicycle-friendly roads
-  Pedestrian movement around site
-  Pedestrian movement within site
-  Fence / wall / obstruction
-  Pedestrian crossing
-  Signalised pedestrian crossing



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SITE & CONTEXT

2.16 Vehicular Movement

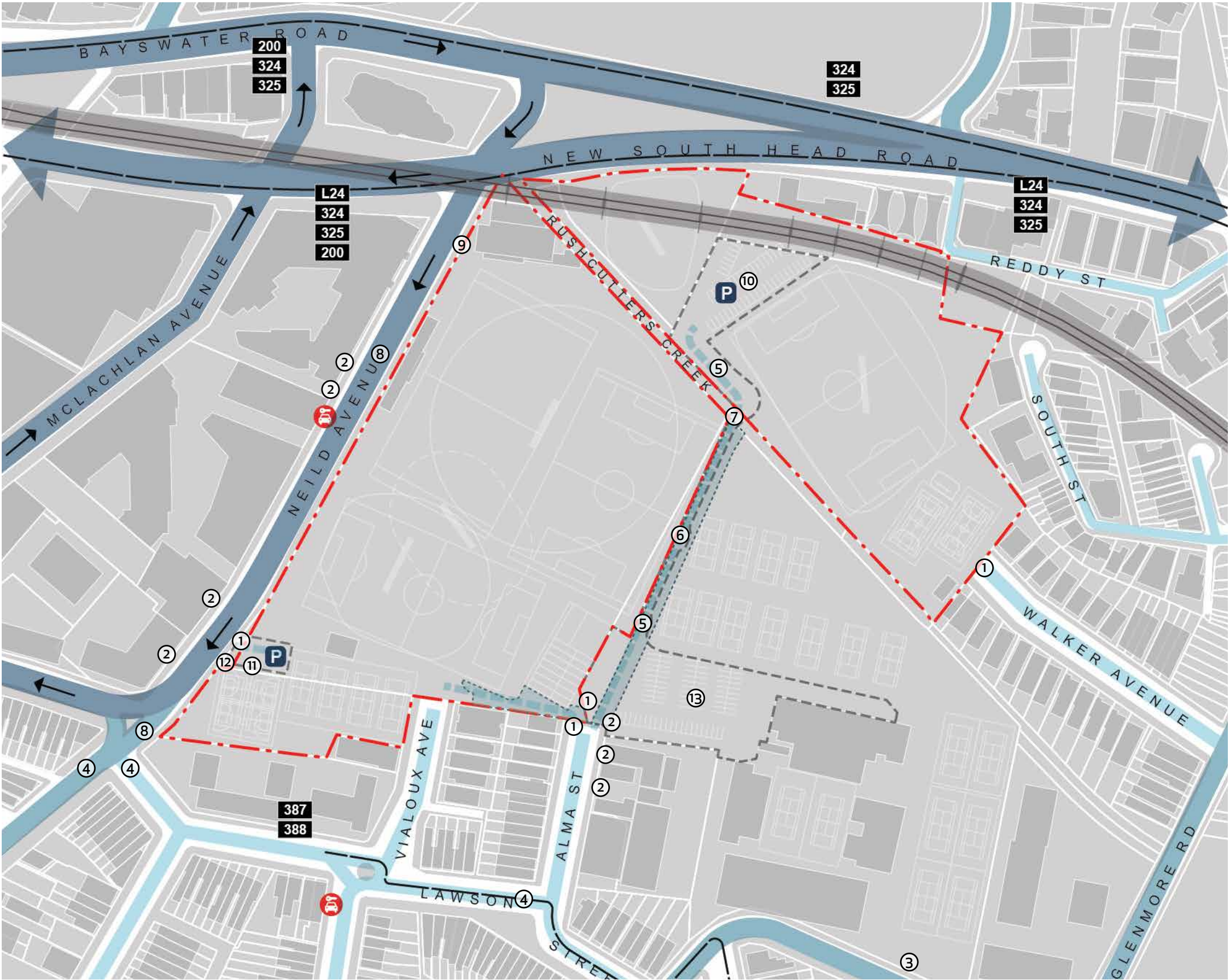
- 1. Existing vehicle entry/exit to site
- 2. Existing vehicle entry/exit to surrounding sites
- 3. Approved future vehicle entry/exit to White City
- 4. Pedestrian crossing
- 5. Traffic signal & waiting bay
- 6. Waiting bay
- 7. Vehicle bridge
- 8. Speed table
- 9. Timed bus zone
- 10. Weigall 4 carpark (41 carparks)
- 11. Weigall 5 carpark (10 carparks)
- 12. Existing refuse pickup location
- 13. White City carpark

KEY

- Site boundary
- Railway line
- Arterial road (Primary)
- Arterial road (Secondary)
- One-way road
- Distributer road
- Local road
- Vehicle circulation on-site
- Bus route
- Bus stop
- Carshare pod
- Parking on-site



1:2000 @ A3





SITE & CONTEXT

2.17 Significant Future Development

**KEY**

- Site boundary
- White City site boundary
- Built-form
- Private recreation / open space
- New trees
- Outdoor carpark
- Vehicle access entry / exit



1:2000 @ A3





## SITE & CONTEXT

### 2.18 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 Maccabi
10. Potential for significant deepsoil landscape buffer to existing residential uses.
11. Potential future green web connection located over existing culvert, subject to child protection measures to be advised by the School

#### KEY

- 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
- ▶ Potential future green web connection

0 20 40 100m

1:2000 @ A3





SITE & CONTEXT

2.19 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. Maccabi carpark entry crossing
- 7. Proximity of existing vehicle entry/exit to intersection
- 8. Underground high voltage supply

KEY

Weigall Site boundary

Railway line

1:2000 @ A3





# 3.0

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## VISION & DESIGN OBJECTIVES

For the Weigall Sports Complex



# VISION & DESIGN OBJECTIVES

## 3.1 Vision

Centred on the real needs of the school, the Weigall Sports complex will provide facilities that are suitable for its programmes and worthy of the aspirations of the school for now and in the decades ahead.

### 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.

### 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.

On the following page the Vision has been distilled into a series of Design Objectives, which relate to specific topics, components or areas of the project.

These will underpin the evolution of the design, and be used as reference throughout the project to continually test whether the design meets the Vision



Right: William Yates (V) leading the Second XV out on Back to Weigall Day



VISION & DESIGN OBJECTIVES

3.2 Design Objectives

The Vision has been distilled into a series of Design Objectives, which relate to specific topics, components or areas of the project. These will underpin the evolution of the design, and be used as reference throughout the project to continually test whether the design meets the Vision



MASTERPLAN OF THE SITE

The school's masterplan provides context for the building and utilisation of the site



MINIMAL IMPACT AND  
MAXIMISE OPPORTUNITIES

Weigall Sports Complex is to be designed and operated to minimise impacts on stakeholders and maximise the opportunity for community benefits.



THE WHOLE CHILD

Weigall Sports Complex would provide facilities to support Sydney Grammar's belief that sport and exercise are essential to the healthy development of young people in conjunction with their broader academic and co-curricular education.



AN EXEMPLAR BUILDING

Weigall Sports Complex is to be an exemplar building of the highest architectural standards that is sympathetic to the landscape of the site and local community.



CONSOLIDATION OF FACILITIES

Sydney Grammar's sporting facilities are currently spread across Sydney. The Weigall Sports Complex would help consolidate locations to improve child protection, supervision and transport.



# 4.0

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## SITE CONCEPT OPTIONS

Outline of the options developed to confirm the Sports Complex siting and inform the future Indicative Structure Plan



## SITE CONCEPT OPTIONS

### 4.1 Key Site Uses and Functional Relationships

The broader client project brief outlines the varying uses for testing options on the site.

These uses include:

- + maximising the potential of the existing facilities and sporting fields already located on the site while
- + providing an area for the proposed sports facilities building and car park.

In summary the key uses include:

Existing:

- + Sport Fields
- + Outdoor Multipurpose Courts (consider for relocation)
- + Multi-purpose Practice Nets (consider for relocation)
- + Athletics
- + Change Room Facilities
- + Spectator Seating
- + Parking

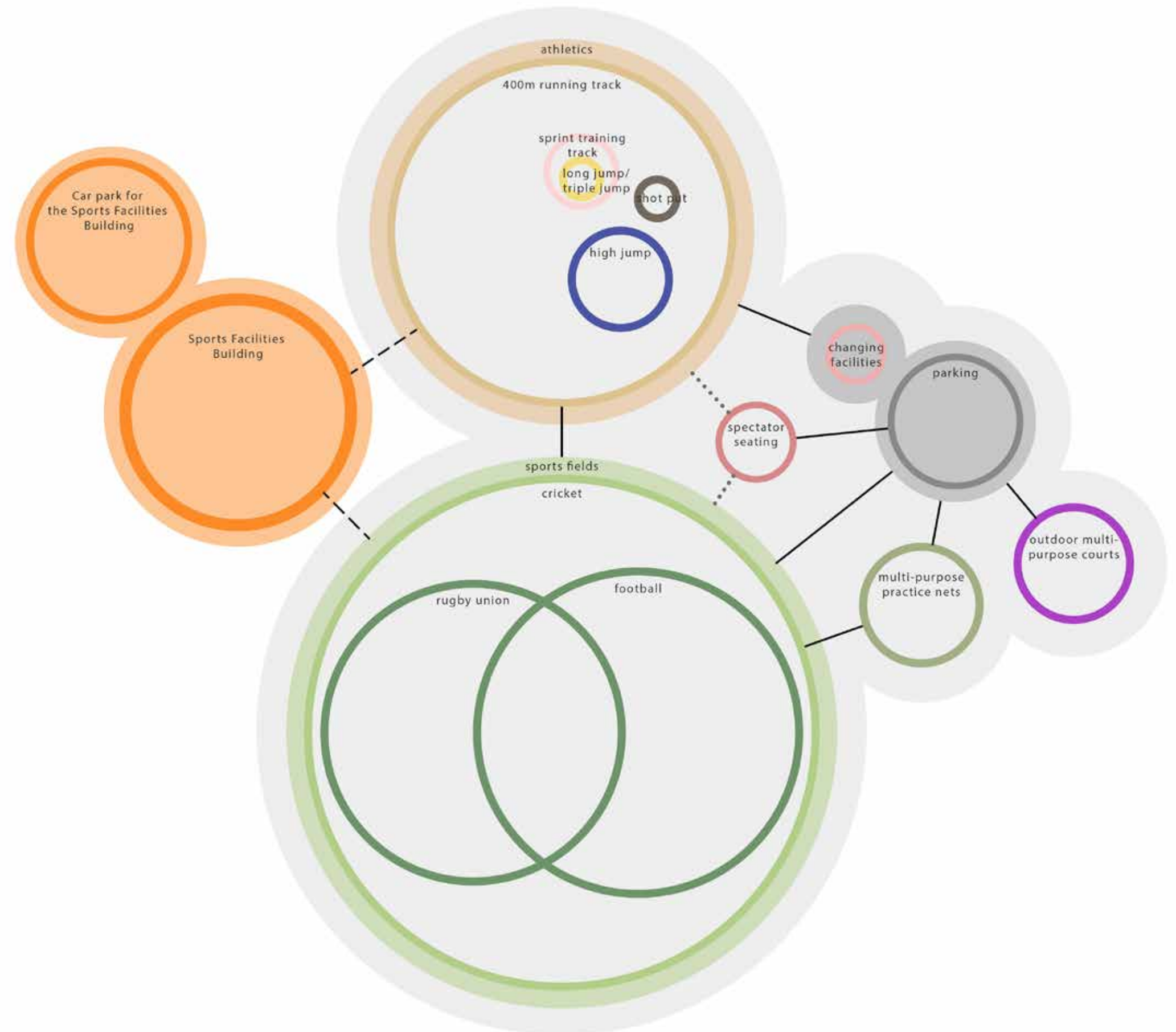
Proposed:

- + Sports Facilities Building
- + Car park for the Sports Facilities Building

The location, area required and connectivity of uses is an important consideration in siting, orientating and layering across the site. The diagram illustrates the desired connections and relationships between the existing and proposed uses and begins to inform the organisation within the site. Each of the circles are proportionate to the areas of the uses.

#### KEY

- Existing Uses
- Proposed Uses
- Critical connections
- Desired connections
- Visual connections





SITE CONCEPT OPTIONS

4.2 Existing Key Site Uses

The key existing uses at Weigall can be further categorised into winter and summer activities. In winter, Weigall primarily accommodates the following sports and uses:

Winter Activities

- + Rugby
- + Football
- + Winter Tennis
- + Athletics

and:

- + Personal development, health and physical education
- + Preparatory school playtime

The above activities are supported by the existing change rooms and sports storage, grandstand and parking located on the site.

Location of existing activities and uses:

- 1. Rugby field
- 2. Football field
- 3. Tennis courts
- 4. Multi-purpose courts
- 5. 400m/100m running track
- 6. Long/Triple jump
- 7. High jump
- 8. Shot put
- 9. Weigall pavilion change rooms & sports storage
- 10. Grandstand
- 11. Parking

KEY

- Weigall Site boundary
- Existing trees
- Open space
- Sports fields used during season
- Markings for fields used during other seasons
- Approved Maccabi Stage 1 DA Built Form



1:2000 @ A3





SITE CONCEPT OPTIONS

4.2 Existing Key Site Uses

In summer, Weigall primarily accommodates the following sports and uses:

Summer Activities

- + Cricket
- + Tennis
- + Basketball

and:

- + Personal development, health and physical education
- + Preparatory school playtime

The above activities are supported by the existing change rooms and sports storage, grandstand and parking located on the site.

Location of existing activities and uses:

1. Cricket oval
2. Tennis courts
3. Multi-purpose courts
4. Cricket practice nets
5. Weigall pavilion change rooms & sports storage
6. Grandstand
7. Parking

KEY

- Weigall Site boundary
- Existing trees
- Open space
- Sports fields used during season
- Markings for fields used during other seasons
- Approved Maccabi Stage 1 DA Built Form



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## SITE CONCEPT OPTIONS

### 4.3 Key Site Uses and Opportunities

In proposing new activities at Weigall, the following was considered:

- + Maintaining the key existing uses at Weigall
- + Opportunities for existing elements/activities to be relocated, removed or incorporated with the new activities
- + The relationship between the existing and new uses

With the above in mind, the following siting options were developed with an understanding of the previously undertaken:

- + Site and context analysis
- + Opportunities and challenges analysis

While giving consideration to the future flexibility of Weigall.

Uses to be maintained:

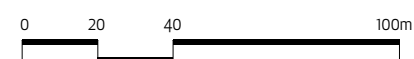
1. Rugby field
2. Football field
3. 400m/100m running track
4. Long/Triple jump
5. High jump
6. Shot put
7. Cricket oval
8. Weigall pavilion change rooms & sports storage
9. Grandstand
10. Parking

Uses to be considered for relocation, removal or integration within sports facilities building:

11. Tennis courts
12. Multipurpose courts
13. Cricket practice nets

#### KEY

- Weigall Site boundary
- Existing trees
- Open space
- Sports fields used during season
- Elements to be considered for relocation, removal or integration within sports complex
- Approved Maccabi Stage 1 DA Built Form



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SITE CONCEPT OPTIONS

4.4 Siting Option 01

Option 01 proposes the following siting:

- + Sports facilities building located at the south western corner of Weigall with pedestrian and vehicle access from Neild Avenue.
- + A separately located carpark at the south eastern corner of Weigall with vehicle access from Alma street.
- + A small rotation to the existing Weigall 3 field to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.  
Proposed uses are accommodated within a 3 -4 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities  
First Floor: Flexible Sporting Spaces  
Second Floor: Multi Purpose Indoor Hall  
Third Floor: Flexible Spaces for training and coaching

The car parking requirements are accommodated within a single storey envelope with 2 parking levels.

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3





SITE CONCEPT OPTIONS

4.4 Siting Option 02

Option 02 proposes the following siting:

- + Sports facilities building located at the south eastern corner of Weigall with pedestrian access from Vialoux Avenue and vehicle access from Alma Street.
- + A separately located carpark at the south western corner of Weigall with vehicle access from Neild Avenue.
- + The existing Weigall 3 field is rotated 90 degrees to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.

Proposed uses are accommodated within a 3 -4 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities  
First Floor: Flexible Sporting Spaces  
Second Floor: Multi Purpose Indoor Hall  
Third Floor: Flexible Spaces for training and coaching

The car parking requirements are accommodated within a single storey envelope with 2 parking levels.

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3





# SITE CONCEPT OPTIONS

## 4.4 Siting Option 03

Option 03 proposes the following siting:

- + Sports facilities building located at the south western corner of Weigall with pedestrian and vehicle access from Neild Avenue.
- + The carpark is integrated within the sports complex.
- + The existing Weigall 3 field and cricket ovals are pushed to the east and the 400m/100m running track are reorientated to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.

Proposed uses are accommodated within a 2 -3 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities and carparking  
First Floor: Multi Purpose Indoor Hall  
Second Floor: Flexible Spaces for training and coaching

### KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3





## SITE CONCEPT OPTIONS

### 4.4 Siting Option 04

Option 04 proposes the following siting:

- + Sports facilities building located at the north eastern corner of Weigall with pedestrian and vehicle access from Walker Avenue.
- + The carpark is integrated within the sports complex with additional vehicle access from Alma street via the existing right of way through the Maccabi site.
- + The existing Weigall 4 field and cricket ovals are relocated to the roof of the sports complex.

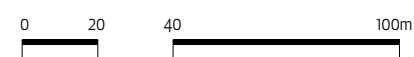
The sports facilities building and carpark replace the existing multi purpose courts.

Proposed uses are accommodated within a 2 -3 storey envelope indicatively as follows:

Ground Level:	Aquatic Facilities and carparking
First Floor:	Multi Purpose Indoor Hall
Second Floor:	Flexible Spaces for training and coaching
Roof:	Football field and cricket oval

#### KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3





SITE CONCEPT OPTIONS

4.5 Siting Options - Comparative Analysis

PREFERRED OPTION



OPTION 1

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	8
Least flood effected	10
Least impact to playing fields	9
Maximises northern orientation and aspect to playing fields	10
Minimises view impacts	5
Minimises overshadowing impacts	5
Site coverage and land cost	8
Building cost	8

81<sub>/100</sub>



OPTION 2

Footprint can accommodate the brief	8
Built form can respond to the surrounding built context	2
Built form can respond to the surrounding landscape context	2
Least flood effected	2
Least impact to playing fields	1
Maximises northern orientation and aspect to playing fields	5
Minimises view impacts	7
Minimises overshadowing impacts	2
Site coverage and land cost	8
Building cost	8

45<sub>/100</sub>

Key Issues

- Proximity to low scale residential
- Reduced quality of open space
- Flooding
- Loss of cricket oval & 400m running track



OPTION 3

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	2
Least flood effected	5
Least impact to playing fields	5
Maximises northern orientation and aspect to playing fields	2
Minimises view impacts	6
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	10

58<sub>/100</sub>

Key Issues

- Reduced quality of open space
- Western orientation
- High site coverage and resulting land cost



OPTION 4

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	7
Built form can respond to the surrounding landscape context	7
Least flood effected	1
Least impact to playing fields	8
Maximises northern orientation and aspect to playing fields	3
Minimises view impacts	8
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	1

55<sub>/100</sub>

Key Issues

- Flooding
- High site coverage and resulting land cost
- Access
- Existing Infrastructure

KEY

LOW performs poorly 1 2 3 4 5 6 7 8 9 10 HIGH performs well



## SITE CONCEPT OPTIONS

### 4.6 Other Future Opportunities

While defining the Sports Complex siting, consideration was given to opportunities for the broader Weigall site. In addition to the proposed:

- + Building 01 Sports Facilities Building
- + Building 02 Car park
- + Pedestrianisation of the SGS and Maccabi driveway crossing

the following key elements were investigated:

1. Upgrade of Old Sydneians grandstand
2. Refurbishment of Weigall pavilion
3. Upgrade of Weigall 4 to all weather field
4. New grandstand and facilities to Weigall 4
5. Elevated public Paddington Greenway connection [subject to child protection measures to be advised by the school]

While not part of the application, the future indicative structure plan provides context for the proposed Sports Complex, utilisation of the site and a framework to maximise the potential of the site while maintaining future flexibility.



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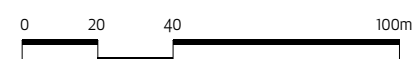
## SITE CONCEPT OPTIONS

### 4.7 Future Indicative Structure Plan

1. New sports facilities building
2. New carpark building
3. Upgrade existing Old Sydneians Grandstand
4. Refurbish existing Weigall Pavilion
5. Upgrade White City driveway crossing
6. Upgrade existing bridge crossing to accommodate 2-way traffic
7. Upgrade existing pedestrian bridge
8. Service vehicle entry to sports complex
9. Main vehicle entry to site
10. Upgrade existing vehicle connection to Weigall 4
11. Reposition football field
12. Sprint training track (to incorporate long/triple jump)
13. Upgrade to all weather field
14. New grandstand and facilities
15. Elevated greenway link over drainage culvert [subject to child protection measures to be advised by the school]
16. New Cricket Nets
17. Overflow Parking

#### KEY

- Weigall Site boundary
- Railway line
- Drainage culvert
- Existing trees (Priority for Retention)
- Existing trees (Consider for Retention)
- Sports field to be re-marked on site
- Markings for existing fields on site
- Elements relocated / demolished
- Zone for upgrades
- Zone for new buildings
- ▶ Pedestrian entrance to site
- ▶ Service / vehicle access
- Landscape buffer
- Vehicular movement within the site and right of way
- Pedestrian movement within the site
- ⊙ Crossings to be upgraded



1:2000 @ A3





# 5.0

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## SPORTS FACILITIES BUILDING CONCEPT OPTIONS

Outline of the options developed to inform the  
Sports Facilities Building



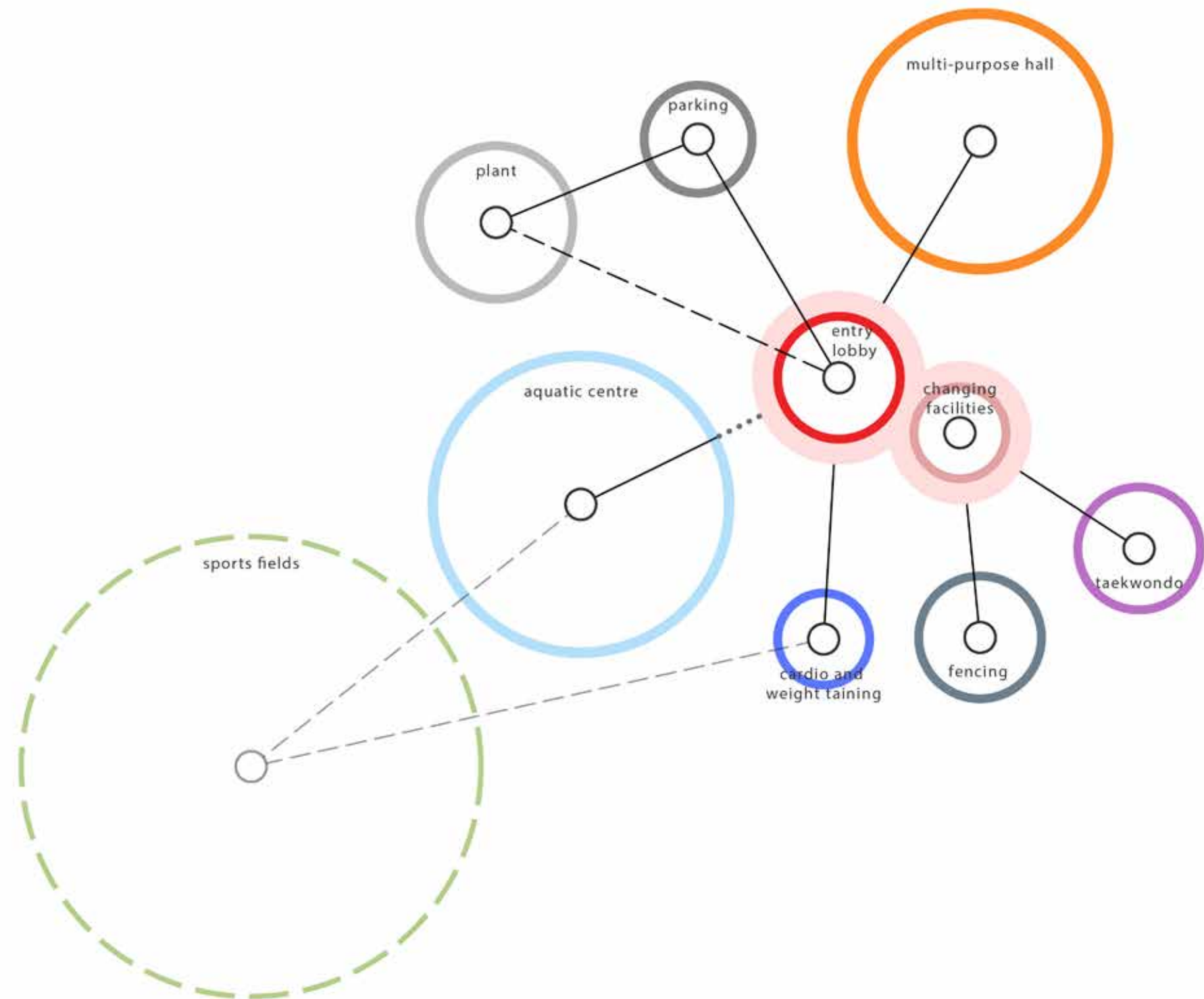
# SPORTS FACILITIES BUILDING CONCEPT OPTIONS

## 5.1 Preliminary Building Uses and Functional Relationships

The client project brief outlines the varying uses for testing options for the sports facilities building on the site. In summary the key uses include:

- + Entry Lobby
- + Aquatic Centre
- + Multi Purpose Hall
- + Fencing
- + Taekwondo
- + Cardio and Weight Training
- + Changing Facilities
- + Parking
- + Parking for Staff / Service Vehicles

The location, area required and connectivity of uses is an important consideration in siting, orientating and layering across the site. The diagram illustrates the desired connections and relationships between the various uses and begins to inform the organisation of the building. Each of the circles are proportionate to the areas of the uses.

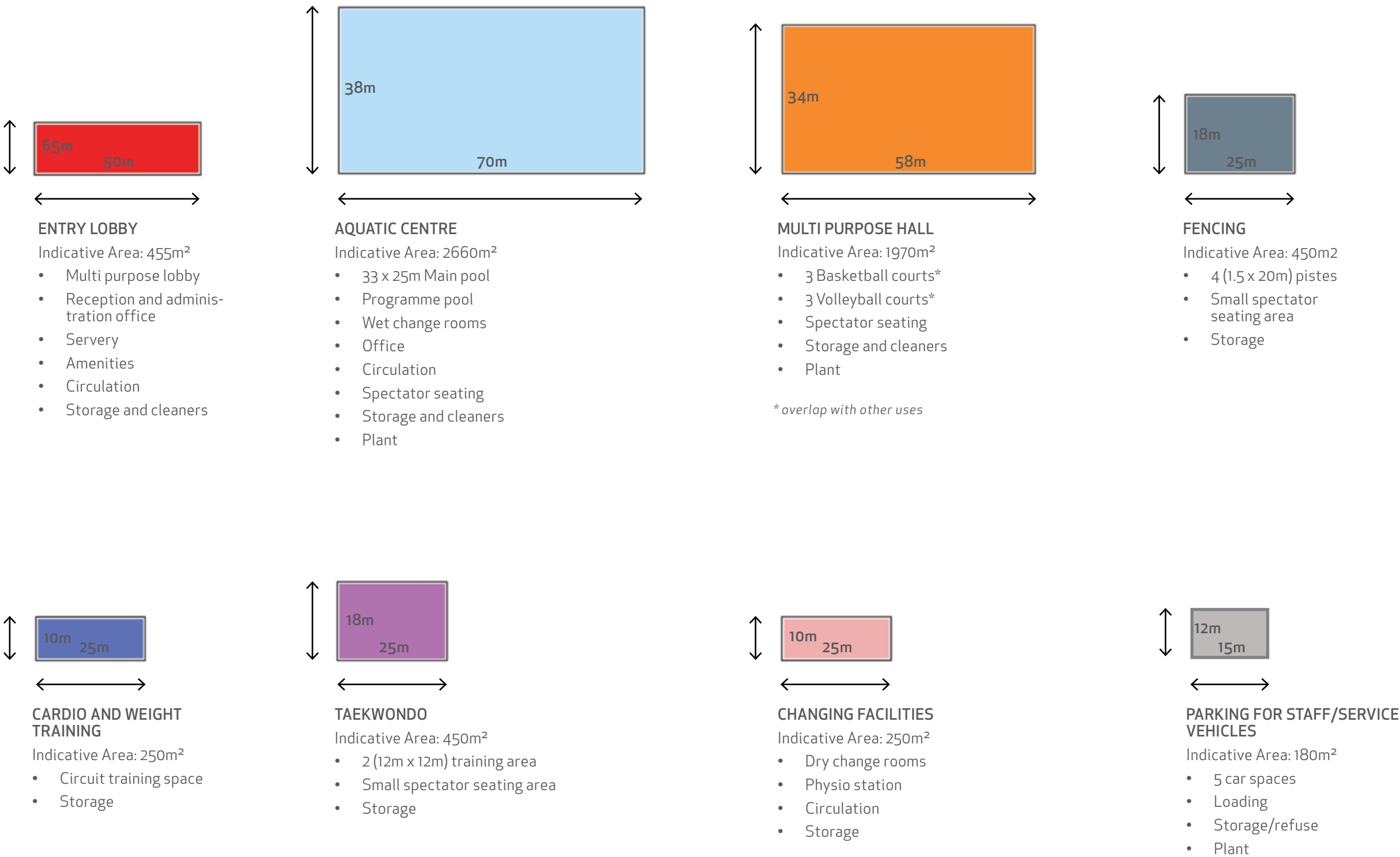


### KEY

- Critical connections
- - - Desired connections
- Visual connections



5.2 Preliminary Building Use Components





SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.3 Overview of Concept Options

Several concept options were tested to determine the best arrangement on the defined site. Configurations investigated the possibilities of the brief while balancing the opportunities & challenges of the site and context.

The following provides a detailed overview and comparison of the 2 most preferred options.



Option 01

Option 01 is defined by the following key elements:

- + Arrangement of the larger functions including the multi purpose sports hall and aquatic hall in an east west direction on the site
- + More public areas of the building orientated west to Neild Avenue and partially north to the playing fields



Option 02

Option 02 is defined by the following key elements:

- + Arrangement of the larger functions including the multi purpose sports hall and main pool in a north south direction on the site
- + More public areas of the building orientated north to the playing fields



SPORTS FACILITIES BUILDING CONCEPT OPTIONS

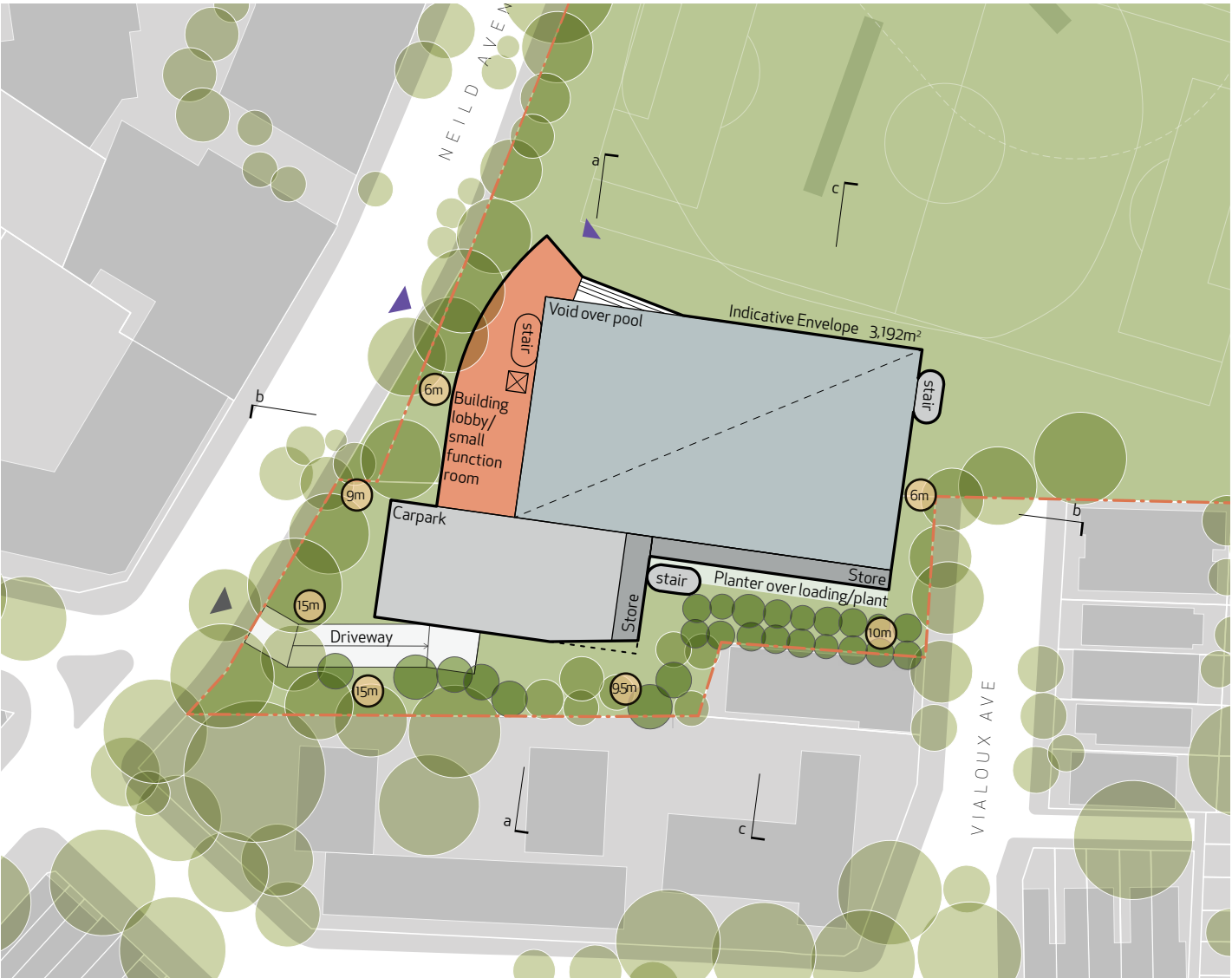
5.4 Sports Facilities Building Option 01



Lower Ground

Key Uses

- Aquatic Hall accessed from Ground Level above
- Change rooms
- Storage
- Car parking
- Services



Ground

Key Uses

- Entry Lobby
- Reception and Office
- Car Parking
- Services





SPORTS FACILITIES BUILDING CONCEPT OPTIONS

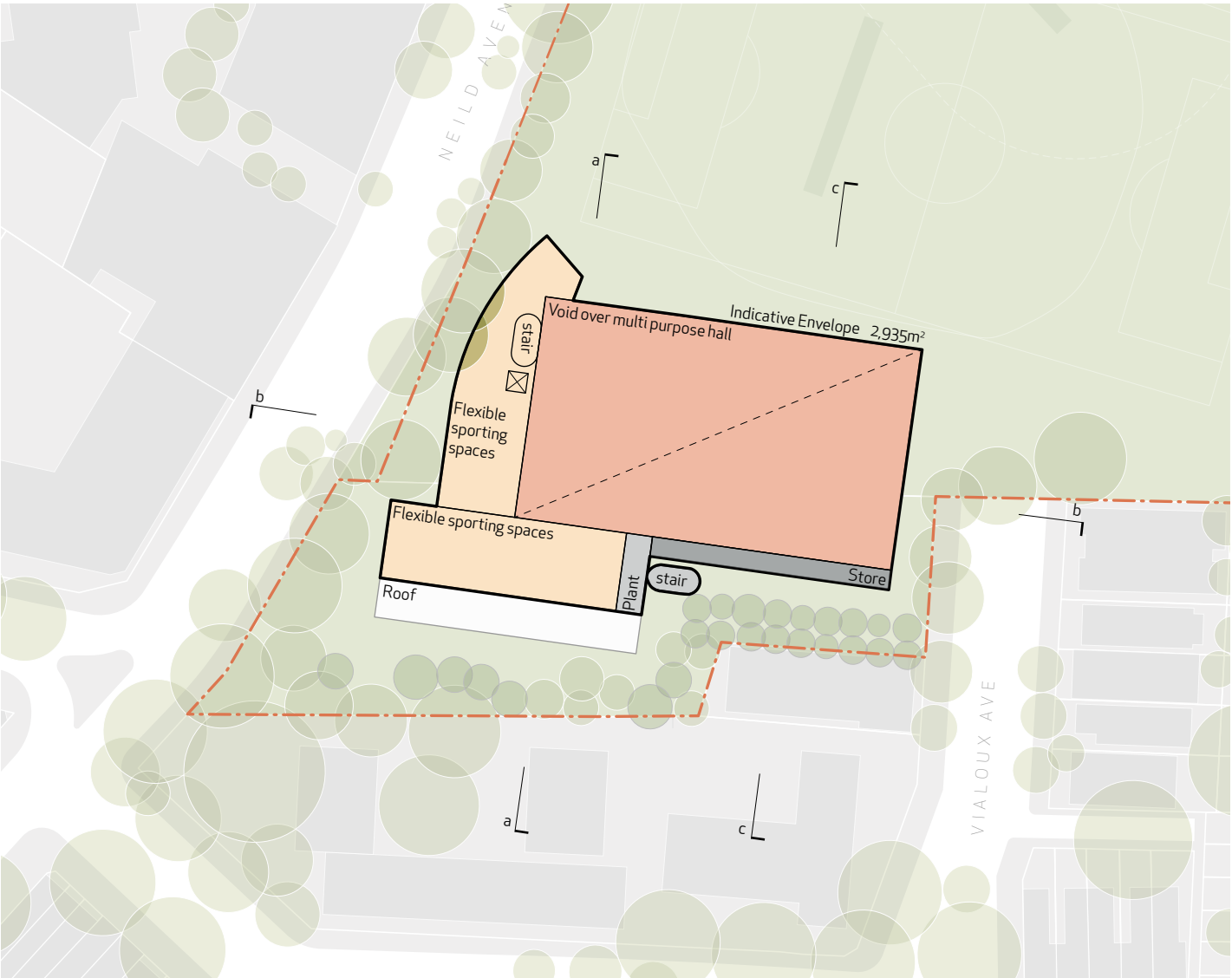
5.4 Sports Facilities Building Option 01



Level 1

Key Uses

- Multi Purpose Indoor Hall
- Flexible Sporting Spaces
- Change rooms and Bathrooms
- Storage
- Services



Level 2

Key Uses

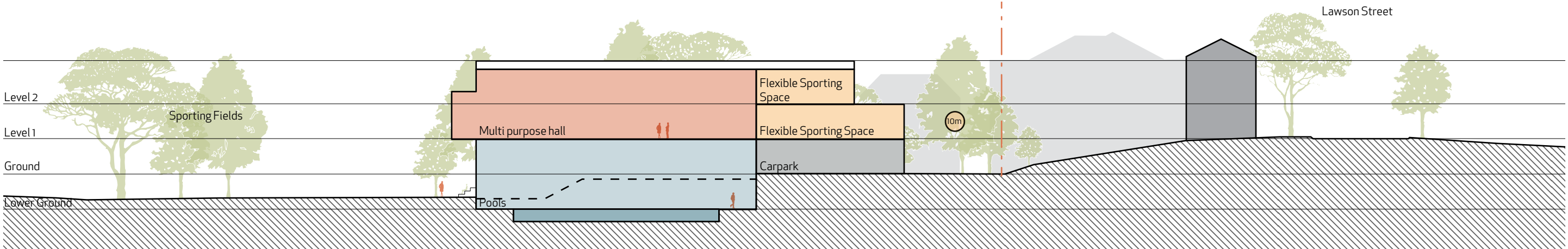
- Flexible Spaces for Sports Training and Coaching
- Services



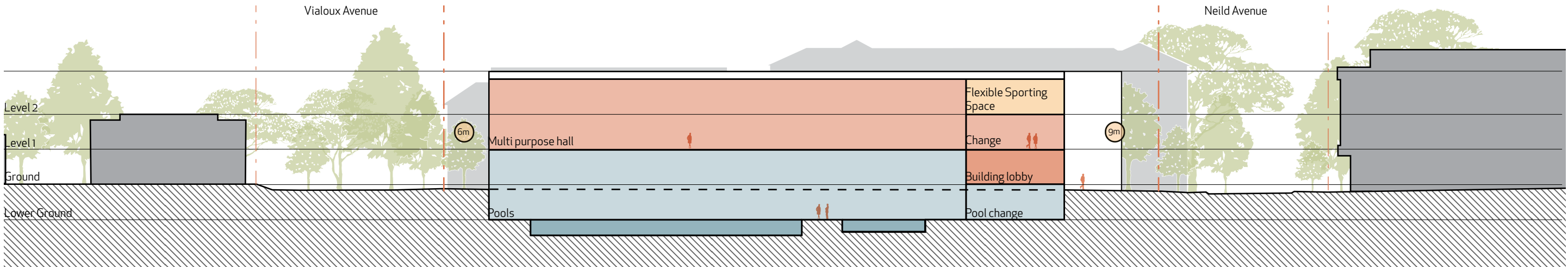


SPORTS FACILITIES BUILDING CONCEPT OPTIONS

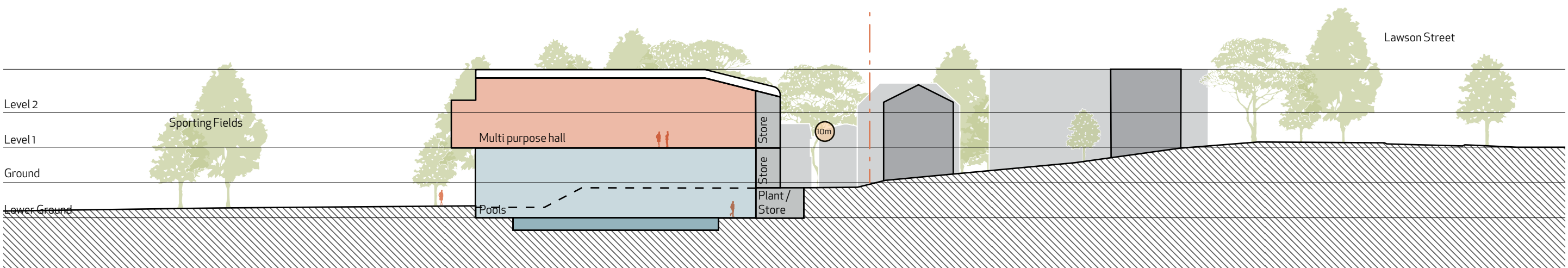
5.4 Sports Facilities Building Option 01



Section a-a



Section b-b



Section c-c



SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.5 Sports Facilities Building Option 02



Ground Level

Key Uses

- Entry Lobby
- Reception and Office
- Aquatic Facilities
- Change rooms
- Storage
- Car Parking
- Services

Mezzanine over Ground Level

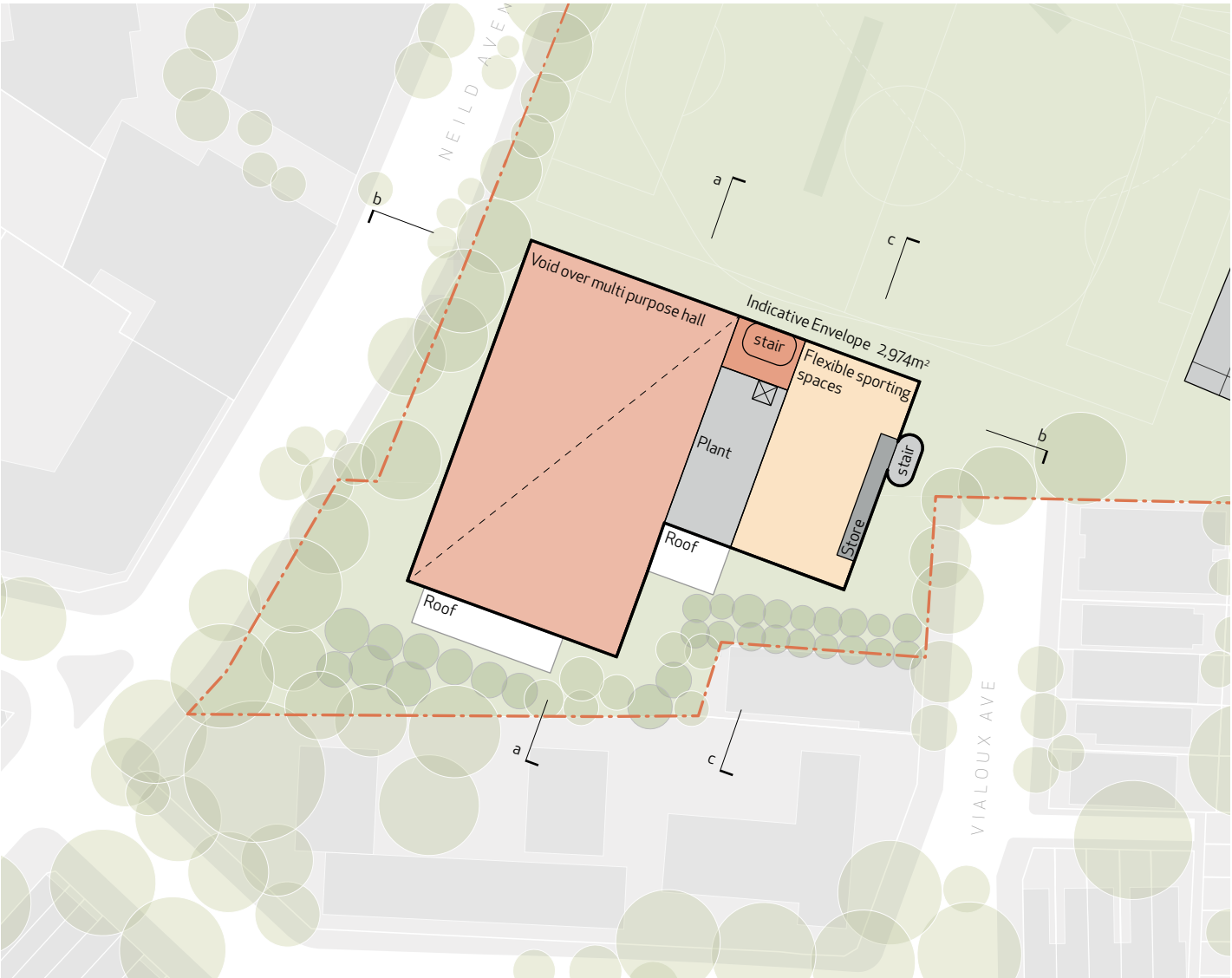
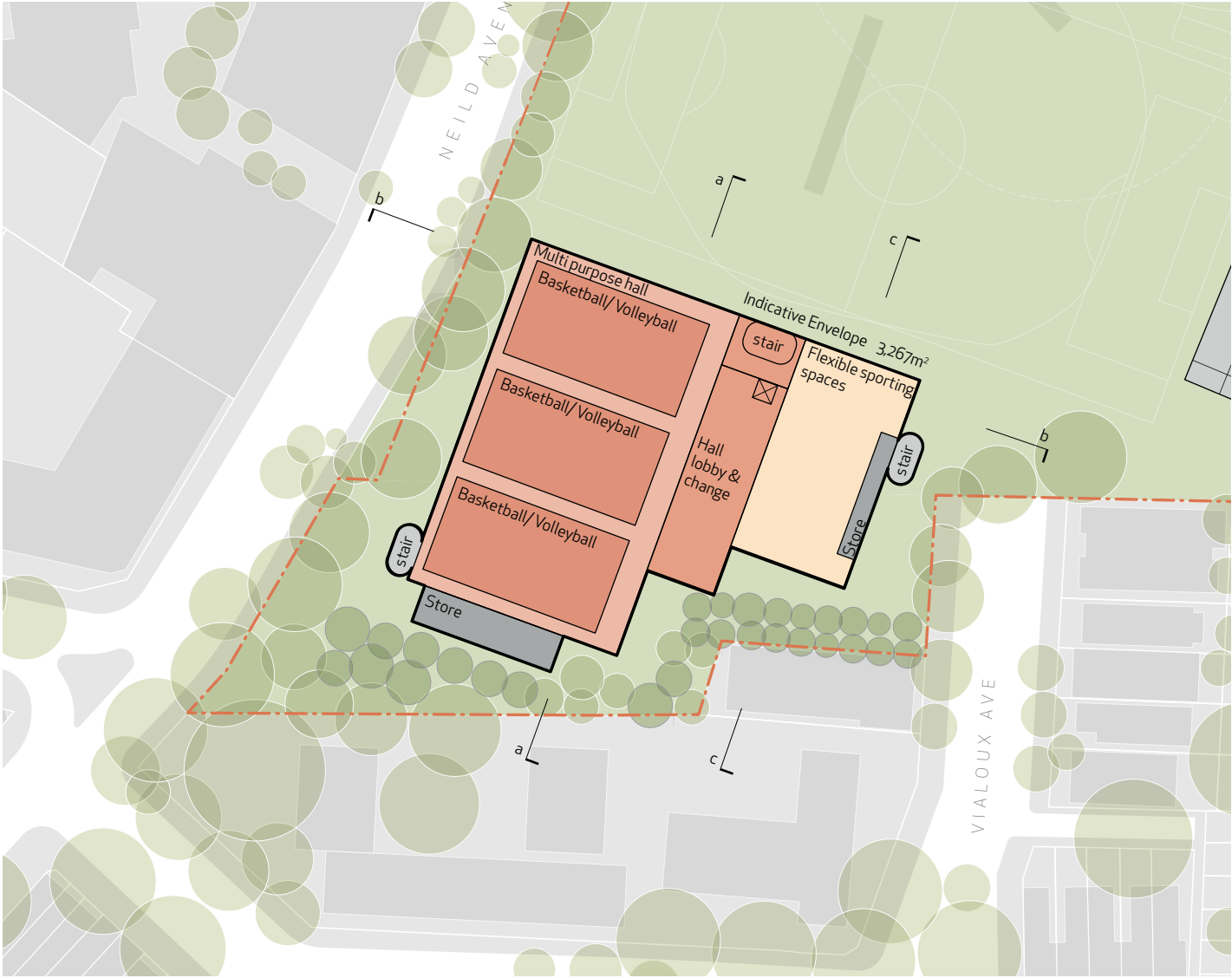
Key Uses

- Services



SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.5 Sports Facilities Building Option 02



Level 1

Key Uses

- Multi Purpose Indoor Hall
- Flexible Sporting Spaces
- Change rooms and Bathrooms
- Storage
- Services

Level 2

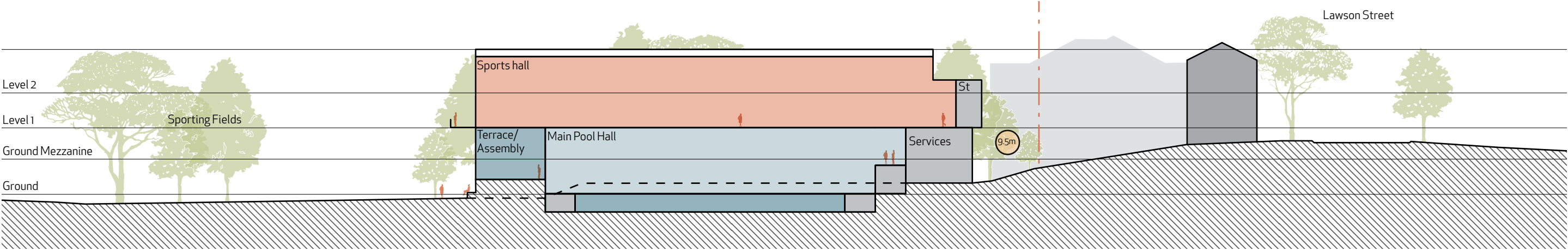
Key Uses

- Flexible Spaces for Sports Training and Coaching
- Services

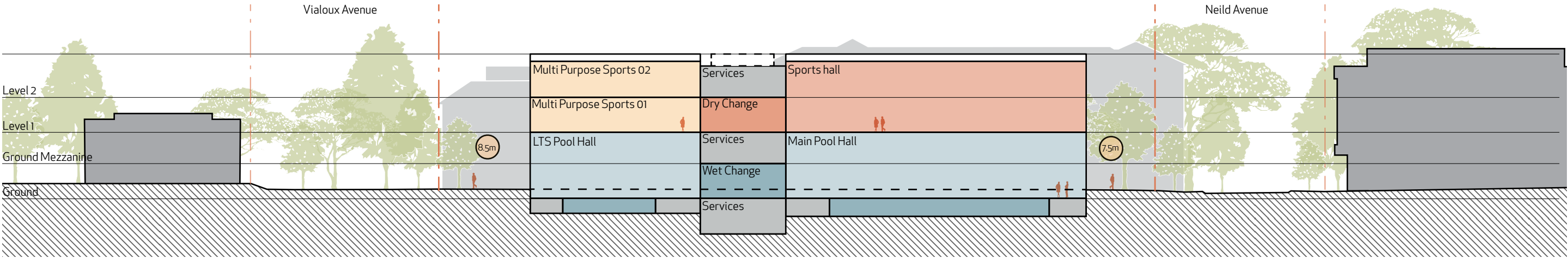


SPORTS FACILITIES BUILDING CONCEPT OPTIONS

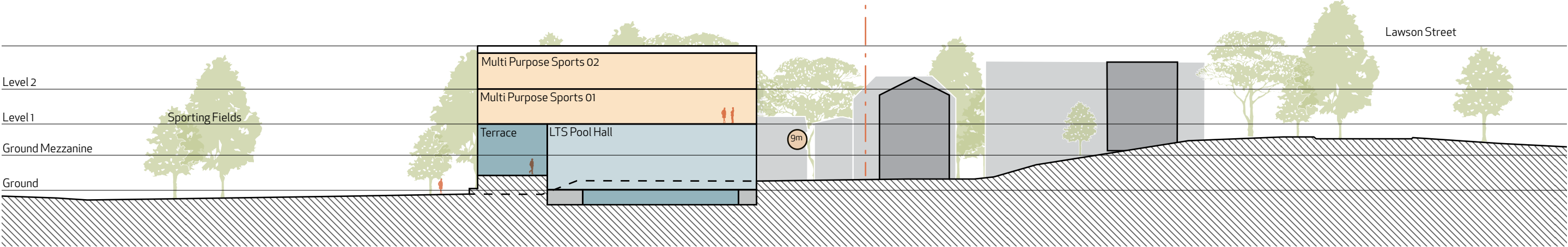
5.5 Sports Facilities Building Option 02



Section a-a



Section b-b



Section c-c





SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.6 Sports Facilities Building Concept Options-Comparative Analysis



OPTION 01

Efficient and functional arrangements	5
Maximises aspect to playing fields	5
Maximises setbacks	5
Minimises building height	5
Minimises overshadowing impacts	5
Minimises view impacts	5
Minimises impact on existing trees	5
Response to flood requirements	3
Minimises excavation	3
Building cost	3

KEY

LOW performs poorly 1 2 3 4 5 6 7 8 9 10 HIGH performs well

44<sub>/100</sub>

PREFERRED OPTION



OPTION 02

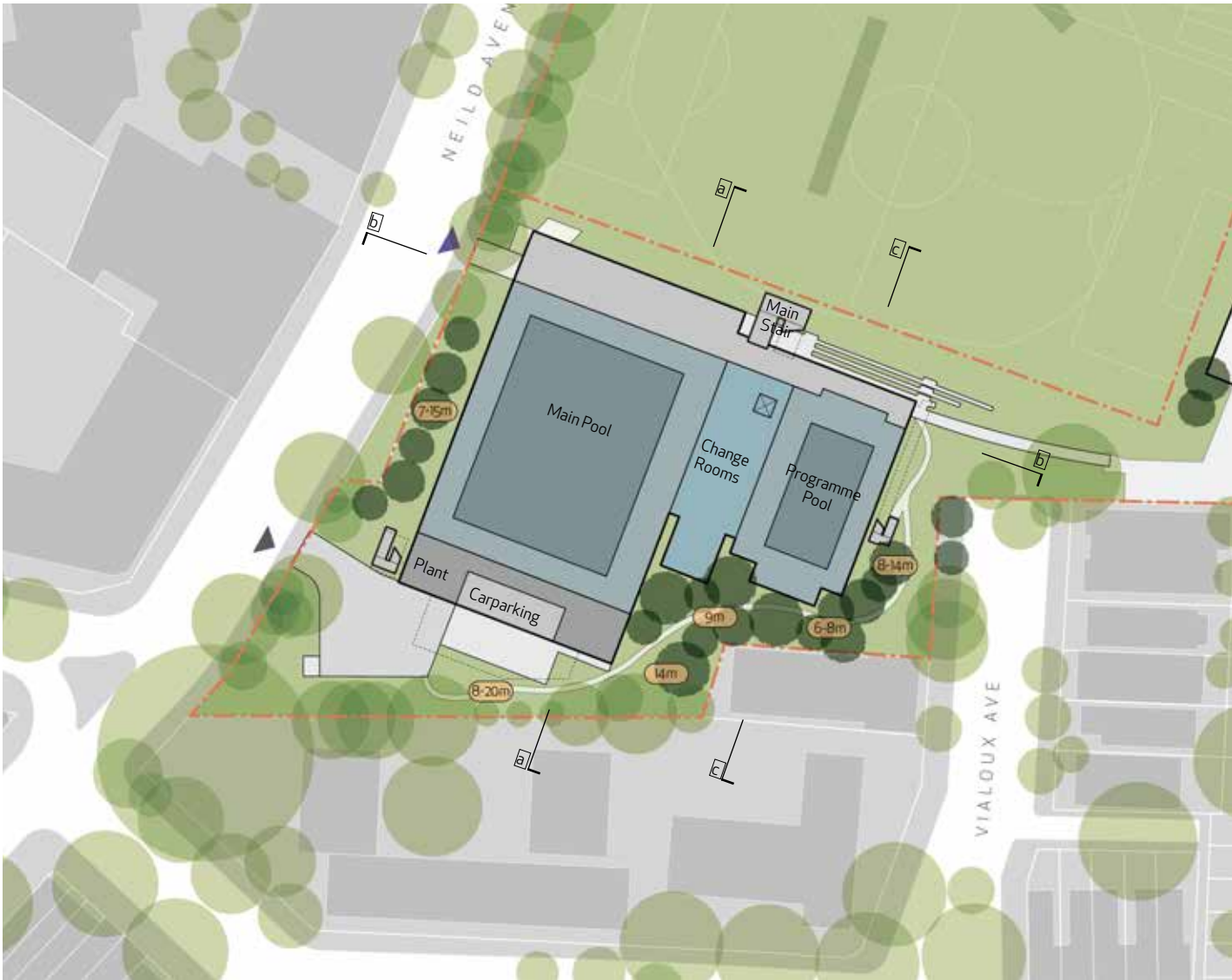
Efficient and functional arrangements	10
Maximises aspect to playing fields	8
Maximises setbacks	8
Minimises building height	7
Minimises overshadowing impacts	9
Minimises view impacts	8
Minimises impact on existing trees	9
Response to flood requirements	10
Minimises excavation	8
Building cost	8

85<sub>/100</sub>





5.7 Refinement of Preferred Option



Ground Floor Plan

Mezzanine Floor Plan

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

- Key Uses**
- Services



SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.7 Refinement of Preferred Option



First Floor Plan

Key Uses

- Multi Purpose Indoor Hall
- Multi Purpose Sports Room
- Change rooms and Bathrooms
- Storage
- Services

Second Floor Plan

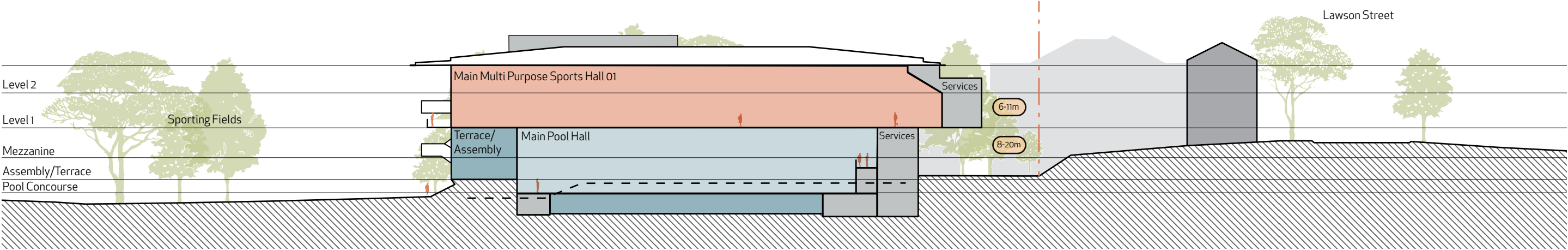
Key Uses

- Multipurpose Sports Rooms
- Storage
- Services

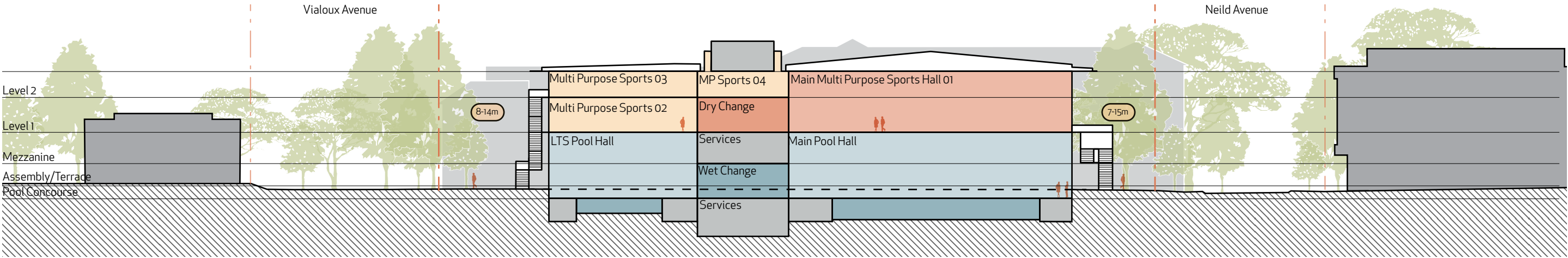


SPORTS FACILITIES BUILDING CONCEPT OPTIONS

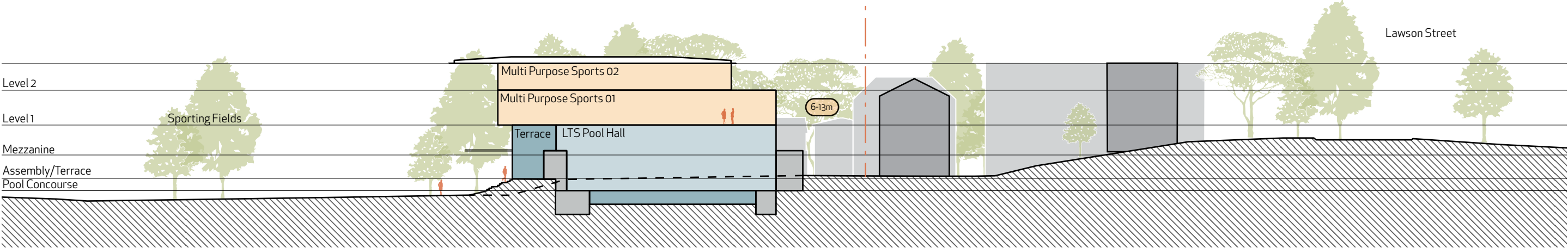
5.7 Refinement of Preferred Option



Section a-a



Section b-b



Section c-c





SPORTS FACILITIES BUILDING CONCEPT OPTIONS

5.8 Weigall Sports Complex Site Plan

Existing

- A. Weigall Pavilion
- B. Grandstand
- C. Little Weigall Carpark

Proposed

- 1. Weigall Sports Facilities Building
- 2. Carpark
- 3. Indicative location of cricket nets, detail layout TBC

KEY

- Indicative SSDA Site
- Weigall Site boundary
- Open space
- Existing trees
- Elements to be demolished
- Proposed indicative envelope
- Adjusted Weigall 3
- Pedestrian access
- Vehicle access



1:2000 @ A3





# 6.0

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## THE PROPOSAL

A detailed description of the Sports Complex



## THE PROPOSAL

### 6.1 Introduction

This section of the report describes the proposal's consideration and response to the following SEARs items :

#### Built Form and Urban Design

- + Density
- + Massing, Bulk and Scale
- + Height
- + Setbacks and Interfaces
- + Streetscape
- + Facade and Building Articulation
- + Rooftop
- + Materials
- + Signage
- + Services

#### Environmental Amenity

[for the Sports Complex and the surrounding context]

##### Sports Complex:

- + Daylight Access
- + Natural Ventilation
- + Acoustic Separation
- + Access to Landscape and Open Space
- + Future Flexibility

##### Surrounding Context:

- + Solar Access and Overshadowing
- + Visual Privacy
- + Visual amenity
- + Acoustic Impacts
- + Wind Impacts

#### Landscaping

#### Aboriginal Culture and Heritage

#### Sustainable Design



Right: View of Sports Facilities Building



THE PROPOSAL



6.2 Built Form and Urban Design

6.2.1 DENSITY

The requirements to:

- + maintain the key existing uses at Weigall
- + accommodate the school’s brief
- + address the opportunities and challenges of the site
- + and respond to the existing and future built context

Establishes a response which concentrates built form to the south of the site to retain the existing open space character

Key metrics as follows:

Site Area		Floor Space Ratio	
SSDA site area:	9 955m <sup>2</sup>	Proposed FSR of Building 01 Sports Facilities Building:	0.62:1
Zone R3 component of SSDA site area:	3 250m <sup>2</sup>	Proposed FSR of Building 01 Sports Facilities Building on R3 land:	0.78:1
Gross Floor Area		Proposed FSR of Building 02 Car Park:	0.0:1
Existing GFA of SSDA site:	45m <sup>2</sup>	Proposed total FSR Building 01 and Building 02:	0.62:1
Proposed GFA of Building 01 Sports Facilities Building:	6 220m <sup>2</sup>	Building Footprint	
Proposed GFA of Building 01 Sports Facilities Building on R3 land:	2 535m <sup>2</sup>	Building footprint of Building 01 Sports Facilities Building:	3 135m <sup>2</sup>
Proposed GFA of Building 02 Car Park:	0m <sup>2</sup>	Building footprint of Building 01 Sports Facilities Building on R3 land:	1380m <sup>2</sup> (42% of r3 site)
		Building footprint of Building 02 Car Park:	1 450m <sup>2</sup>

Top: View of Sports Facilities Building and Car Park from Weigall Fields






# THE PROPOSAL

## 6.2.2 MASSING, BULK AND SCALE

### Building 01 Sports Facilities Building

- + The new building is located at the geographical transition between the valley and valley floor to allow for a more integrated built form within the surrounding topography (note 1)
- + The siting of the sports facilities building locates the built form adjacent the surrounding higher existing built context, this includes the existing built form of 5 storeys on Neild Avenue to the west and Lawson Street to the south (note 2)
- + A substantial stepping of the building addresses the lower scale adjacent built form of 3 storeys on Vialoux Avenue (note 3)
- + The functions of the building and footprint are compact and efficiently arranged to minimise unnecessary building bulk and maximise landscaped setbacks to the adjoining neighbours and streets.
- + Significant landscaped setbacks maintain existing screening trees and vegetated understorey, provide outlook to neighbours and act as transitions to the neighbouring context (note 4)
- + Massing has articulated base, mid and upper building components to break down building scale
- + The built form has an articulated expression of three distinct forms to the northern and southern elevations
- + The existing northern landscaped berm is integrated within the built form to reduce the perceived northern building height when viewed from the fields (note 5)

### KEY

-  SSDA Site
-  Weigall Site boundary
-  Proposed indicative envelope



1:2000 @ A3





# THE PROPOSAL

## 6.2.2 MASSING, BULK AND SCALE

### Building 02 Car Park

- + The building is of a single storey split level form that follows the fall of the topography (note 1)
- + The siting of the car park falls within the curtilage of the approved stage one Maccabi 3-4 storey building envelope (note 2)
- + The building is conceived as an extension of the playing fields and landscaped surrounds with the use of a landscaped green facade on all elevations to integrate the built form with the landscaped character of the site (note 3)
- + Selected corners of the built envelope are arranged to integrate existing and proposed trees within the built form (note 4)
- + A landscaped setback with screening trees and vegetated under storey, provide outlook to neighbours and transition to built form (note 5)

### KEY

- SSDA Site
- Weigall Site boundary
- Proposed indicative envelope



1:2000 @ A3





# THE PROPOSAL

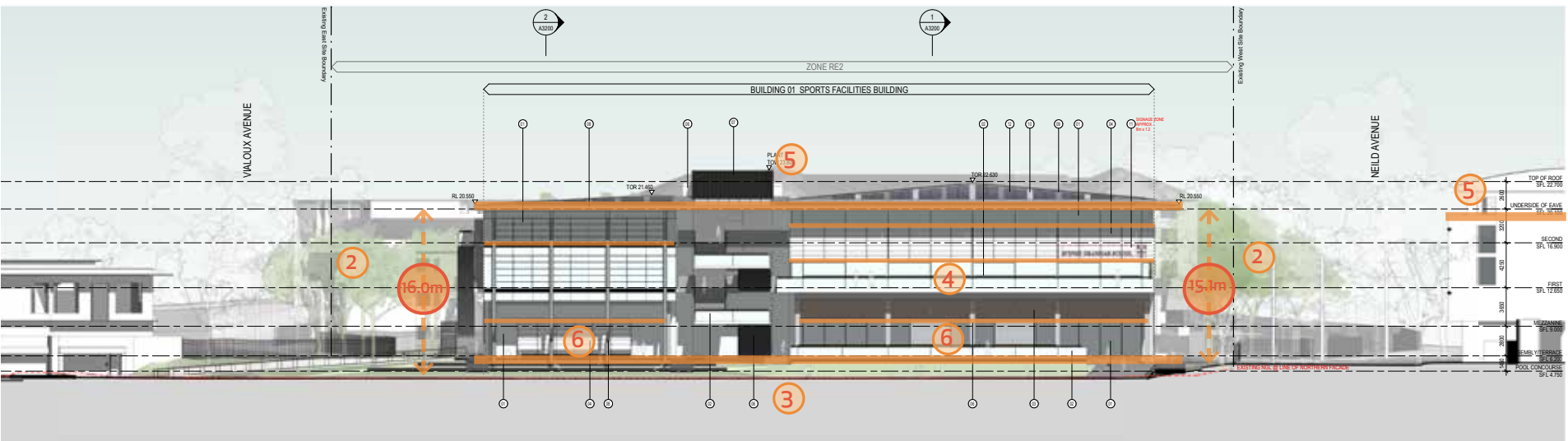
## 6.2.3 HEIGHT

### Building 01 Sports Facilities Building

- + The proposed height of the building is an outcome of balancing the following:
  - ensuring solar access to the neighbouring residential buildings and streets
  - minimising loss of outlook.
  - the relationship to the building heights of the surrounding context
  - ensuring the required flood protection levels are achieved
  - the functional requirements of the brief that establishes minimum clearance heights of the spaces including the main multi purpose hall, smaller multi purpose halls and pools
  - minimising excavation depth due to the underground water table level
- + Where building height is allocated around the site it is balanced through the provision of significant setbacks.
- + From the north, east and west the perceived building height is defined by the eave line of the roof with higher elements including plant and structure setback and centrally located over the building

### North Elevation

- + Height is located adjacent the open space of the playing fields (note 1)
- + Built form is framed by the tree canopies to the east and west (note 2)
- + Integration of the landscaped earth berm and spectator terraces into built form minimises the perceived height of the northern facade (note 3)
- + Articulation of building levels and detailing within the expression of the facade breaks down overall building height (note 4)
- + The proposed eaves line has a strong relationship with the existing street wall height along Neild Avenue (note 5)
- + Lower level elements including awnings and canopies further break down building height (note 6)



Top: Sports Facilities Building- North Elevation  
Bottom: View along Neild Avenue

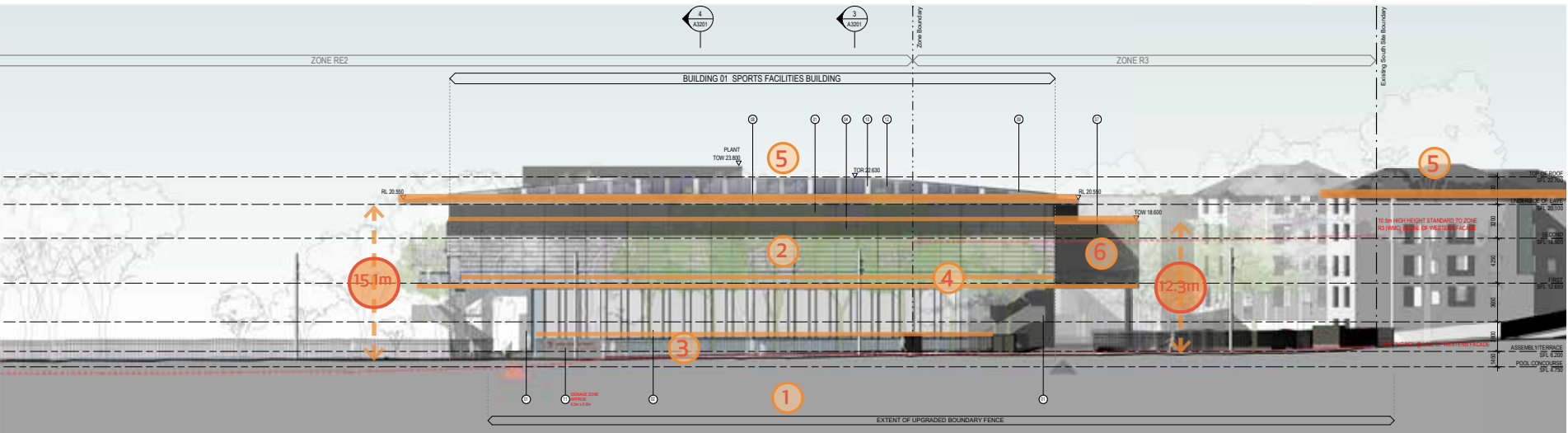


THE PROPOSAL

6.2.3 HEIGHT

West Elevation

- + Building height is supported by the provision of 7.5-15.7m setbacks acting as transitions along Neild avenue (note 1)
- + Building height is concealed and mitigated by the significant existing trees and proposed tree planting along Neild Avenue (note 2)
- + Integration of a landscaped understorey adjacent Neild Avenue minimises perceived height of the western facade (note 3)
- + Horizontal articulation of building levels and detailing within the expression of the facade breaks down overall building height (note 4)
- + The proposed eaves line has a strong relationship with the existing eave height to adjacent southern neighbours (western elevation of 29-33 Lawson Street) along Neild Avenue (note 5)
- + The southern end of the western elevation steps down to adjacent neighbours (note 6)



Top: Sports Facilities Building - West Elevation  
Bottom: View along Neild Avenue

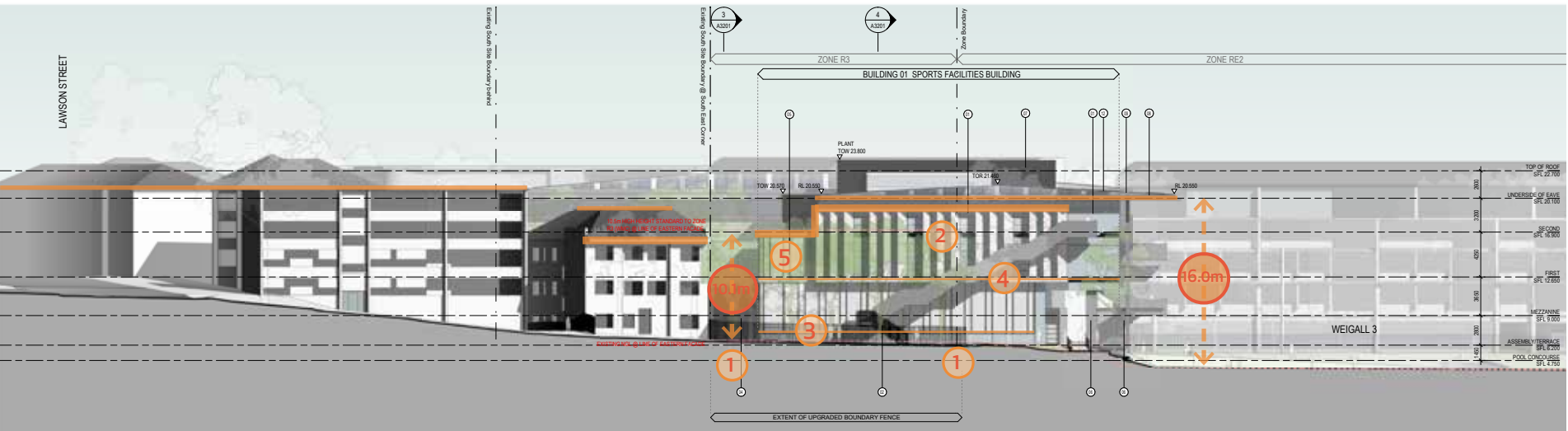


THE PROPOSAL

6.2.3 HEIGHT

East Elevation

- + Building height is supported by the provision of 8.6-14.2m setbacks acting as transitions along Vialoux Avenue (note 1)
- + Building height is partly concealed and mitigated by the significant existing trees and proposed tree planting along Vialoux Avenue (note 2)
- + Integration of a landscaped understorey adjacent Vialoux Avenue minimises perceived height of the eastern facade (note 3)
- + Articulation of building levels and detailing within the expression of the facade breaks down overall building height (note 4)
- + The southern end of the eastern elevation steps down and further sets back to adjacent neighbours (note 5)



Top: Sports Facilities Building - East Elevation  
Bottom: View along Vialoux Avenue

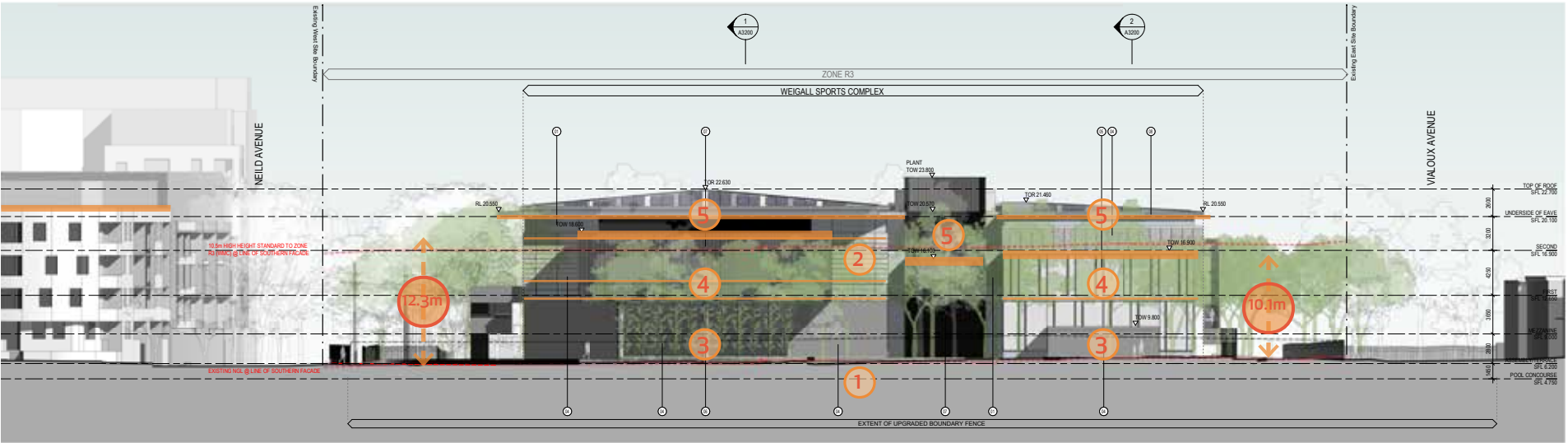


THE PROPOSAL

6.2.3 HEIGHT

South Elevation

- + Building height is supported by the provision of 6.5-20.7m setbacks acting as transitions to the southern boundary (note 1)
- + Building height is partly concealed and mitigated by the significant existing trees and proposed tree planting along the southern boundary (note 2)
- + Integration of a landscaped understorey adjacent the southern boundary minimises perceived height of the southern facade (note 3)
- + Articulation of building levels and detailing within the expression of the facade breaks down overall building height (note 4)
- + The southern end of the eastern elevation steps down and further sets back to adjacent neighbours (note 5)



Top: Sports Facilities Building - South Elevation  
Bottom: View of South Elevation

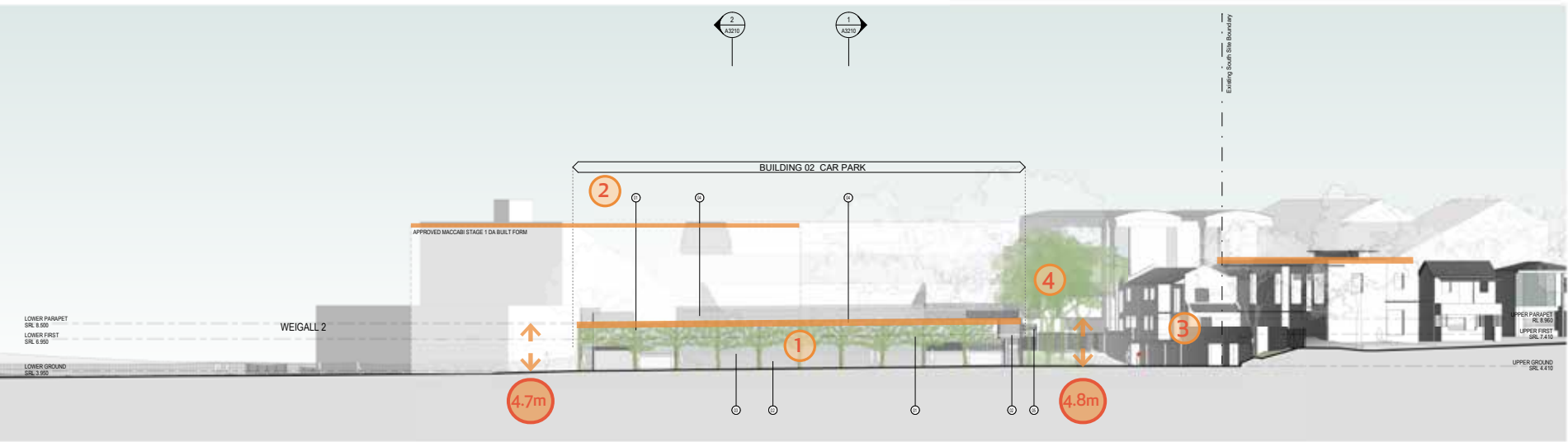


# THE PROPOSAL

## 6.2.3 HEIGHT

### Building 02 Car Park

- + The building is of a single storey split level form that follows the fall of the topography (note 1)
- + The higher split level is adjacent the eastern boundary [and within proximity of the neighbouring approved Maccabi stage 1 development application 3-4 storey envelope] with the lower split level stepping down towards the west and playing fields (note 2)
- + Building height is supported by the provision of 8.0-20.0m setbacks acting as transitions to the southern boundary (note 3)
- + Building height is partly concealed and mitigated by the significant proposed tree planting along the southern elevation (note 4)
- + Building height particularly to the east is mitigated by the continuation of the hedge planting along the eastern boundary (note 5)



Top: Car park - West Elevation  
Bottom: View of West Elevation



## THE PROPOSAL

### 6.2.4 SETBACKS AND INTERFACES

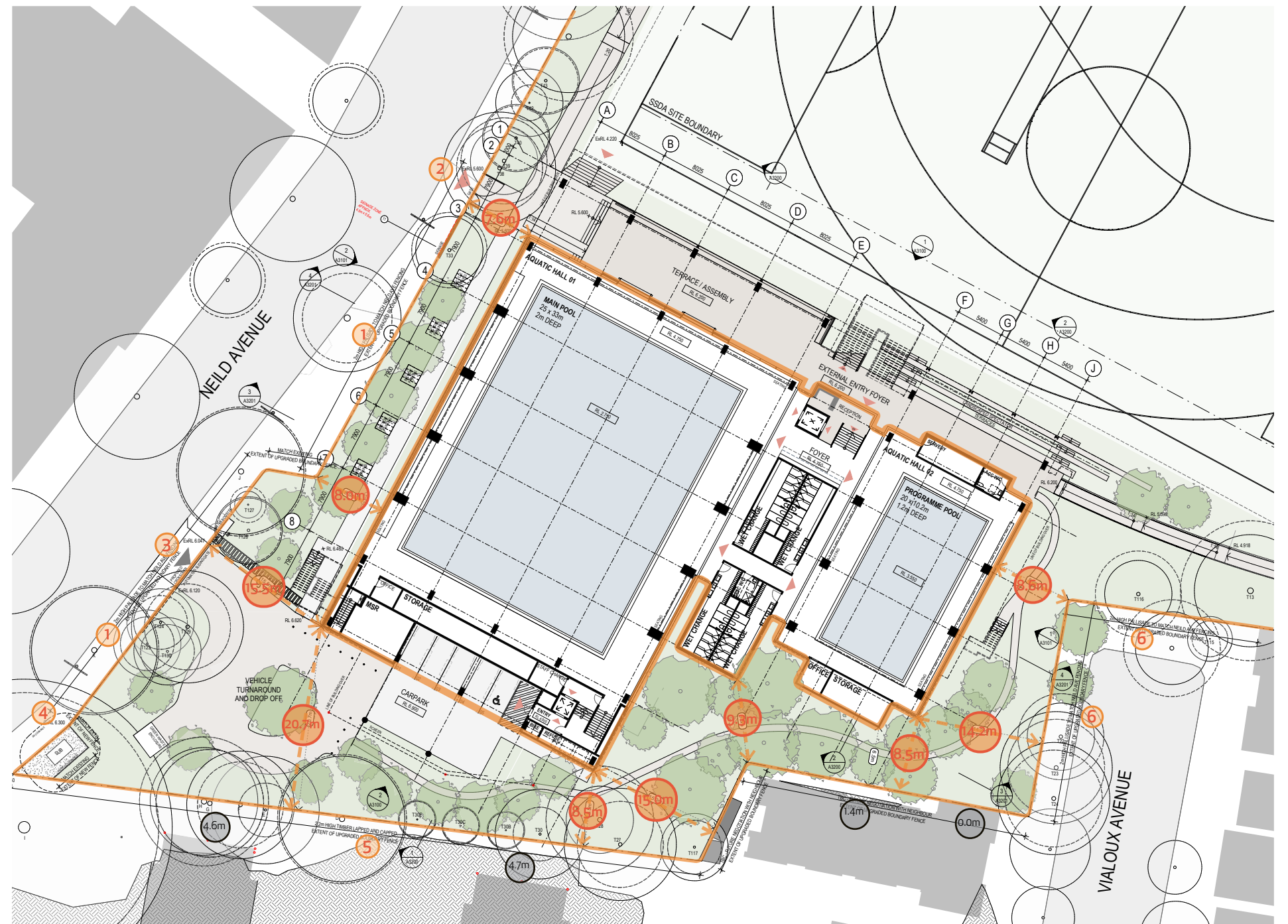
#### Building 01 Sports Facilities Building

##### Setbacks

- + Significant ground level building setbacks are provided to:
  - mitigate the scale and bulk of the built form through landscaped transitions
  - maintain and enhance the existing landscaped character of the site
  - introduce opportunities for new landscaping adjacent the north of 29-33 Lawson Street, 8 Vialoux Avenue and the Vialoux Avenue frontage
- + The principles of the ADG building separation have been applied to the southern residential neighbours to ensure appropriate separation distances are achieved

##### Interfaces

- + The character of the existing Neild Avenue interface will continue along the western boundary of the site, including a 2m high metal palisade fence on the boundary and adjacent dense ground cover (note 1)
- + A new articulated pedestrian entry including secure gate and signage adjacent the northern end of the building will be the main address to the sports facilities building from Neild Avenue (note 2)
- + The existing Neild Avenue vehicle crossover is relocated further south with access to the site via secure gates that are integrated with the boundary fencing (note 3)
- + A kiosk sub station is located at the south western corner of the site accessed from Neild Avenue (note 4)
- + The existing fence along the southern boundary will be upgraded including 2.2m high capped and lapped timber fence (note 5)
- + Along the Vialoux Avenue frontage the existing 3m high mesh fencing to the tennis courts will be replaced, continuing the 2m high metal palisade fence on the boundary and adjacent dense ground cover (note 6)
- + Services required to be located on the boundary have been minimised and are accommodated within enclosures that are integrated with the boundary fencing.



Right: Sports Facilities Building - Ground Floor Plan



THE PROPOSAL

6.2.4 SETBACKS AND INTERFACES

Building 01 Sports Facilities Building

Setbacks

- + Further upper level setbacks in particular to the south are provided to:
  - mitigate the scale and bulk of the built form through stepping
  - maintain solar access and view outlook from the neighbouring southern residences
- + The principles of the ADG building separation have been applied to the southern residential neighbours to ensure appropriate separation distances are achieved



Right: Sports Facilities Building - Second Floor Plan



# THE PROPOSAL

## 6.2.4 SETBACKS AND INTERFACES

### Building 02 Car Park

#### Setbacks

- + The car park entry is setback 7.9m from the Alma Street frontage and behind the upgraded existing Alma Street entry
- + The southern setback maintains the existing right of way access to the neighbouring lots and includes a landscaped transition between the access way and single storey built form
- + The built form is setback 1.5m to the adjacent eastern boundary, this has been design to accommodate the continuation of the existing hedge along the eastern boundary, maintenance access path and clearances for the green facade of the car park

#### Interfaces

- + The lower ground level of the carpark is designed to be a continuation of the sporting fields to provide students with opportunities for covered outdoor areas while the car park is not being used (note 1)
- + All elevations of the carpark present a landscaped green facade (note 2)
- + The 1.5m setback to the eastern boundary maintains the existing levels of the adjacent Maccabi site without the requirement for retaining on the boundary (note 3)
- + The upgraded existing Alma Street entry proposes new separated pedestrian and vehicle entry gates and signage and pedestrianised crossover zone within the public domain (note 4)
- + While setback from the street, the car park entry provides a simple articulated and legible address (note 5)



Right: Car Park - Ground Floor Plan



## THE PROPOSAL



### 6.2.5 STREETScape

#### Building 01 Sports Facilities Building

- + The existing Neild Avenue streetscape is defined by the following:
  - to the eastern side, a continuous green screen of significant planting including mature trees of 15m+ high and dense understory planting
  - to the western side, a built zero lot streetwall ranging from eight to five storeys north to south with building lengths of typically 55-60m
  - directly adjacent the building the streetwall height is of 4 stories plus parapet and setback fifth storey
  - both sides of the street have mature street trees within the public domain
- + The proposed built form is significantly setback to maintain the existing landscaped character of Neild Avenue
- + The proposed street frontage to Neild Avenue runs parallel to the boundary with a building length of 57m
- + The western eave defines the perceived height of the building along Neild avenue and is of a comparable height to the adjacent existing 4 storey parapet

Top: Proposed view of streetscape along Neild Avenue

Bottom: Existing view of streetscape along Neild Avenue





## THE PROPOSAL



### 6.2.5 STREETScape

#### Building 01 Sports Facilities Building

- + The existing Vialoux Avenue streetscape is defined by the following:
  - to the western side, a varied setback streetwall ranging from three to five stories north to south with varied building lengths of 10-25m
  - to the eastern side, two storey detached dwellings
  - both sides of the street have mature street trees within the public domain
- + The proposed built form is significantly setback to maintain the existing open character of the north western end of Vialoux Street and replaces the existing tennis courts with a landscaped garden
- + The proposed street frontage to Vialoux Avenue is rotated to ensure solar access and view outlook from 8 Vialoux Avenue
- + The built form steps to the south to create a comparable height to the adjacent existing buildings



Top: Proposed view of streetscape along Vialoux Avenue

Bottom: Existing view of streetscape along Vialoux Avenue



THE PROPOSAL



6.2.5 STREETScape

Building 02 Car Park

- + The single storey car park is accessed from Alma Street which streetscape includes a mix of single to two storey residential buildings and the group of three storey buildings that accommodate the SGS Edgecliff Preparatory School
- + The built form is setback 7.9m from the Alma Street frontage



Top: Proposed view of streetscape along Alma Street  
Bottom: Existing view of streetscape along Alma Street



## THE PROPOSAL



### 6.2.6 FAÇADE AND BUILDING ARTICULATION

#### Building 01 Sports Facilities Building

- + The facade responds to:
  - the functional requirements of the uses, including daylight and glare control, natural ventilation and internal acoustics
  - the character of the adjacent existing built and landscaped context
  - provide high levels of neighbouring amenity including minimising overlooking and visual and acoustic privacy
  - environmental factors including views, orientation and micro climate
  - the aspirations of Sydney Grammar School, the existing character of Weigall and desired future character of the Sports Complex

#### Building 02 Car Park

- + The facade responds to:
  - the aesthetic requirements to visually screen the car park
  - the functional requirements to naturally ventilate the car park
  - provide an appropriate aesthetic to the open space landscape character of the site

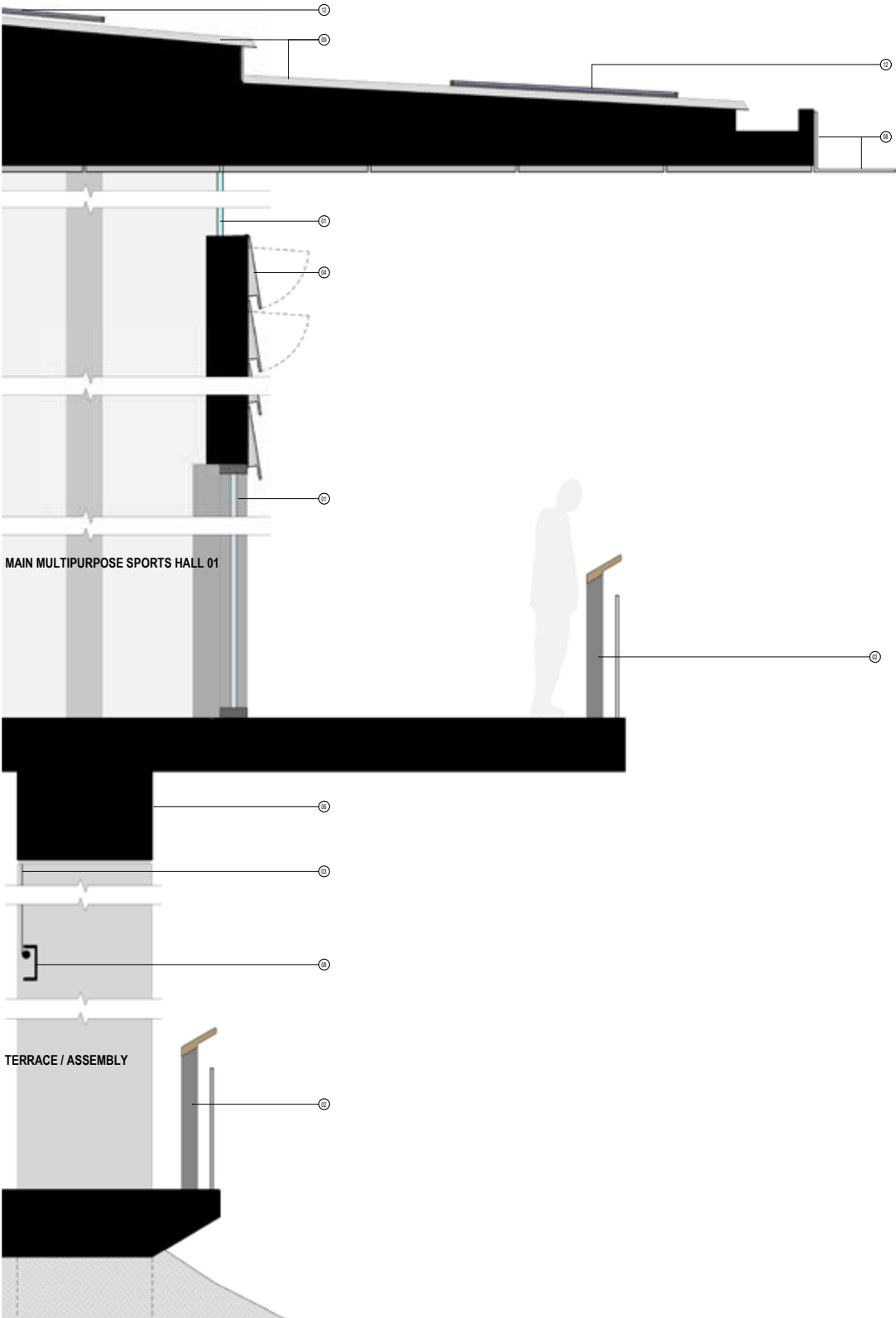
Top: View of Sports Complex



THE PROPOSAL



Detail Section 01 (A4100 - Detail Section)

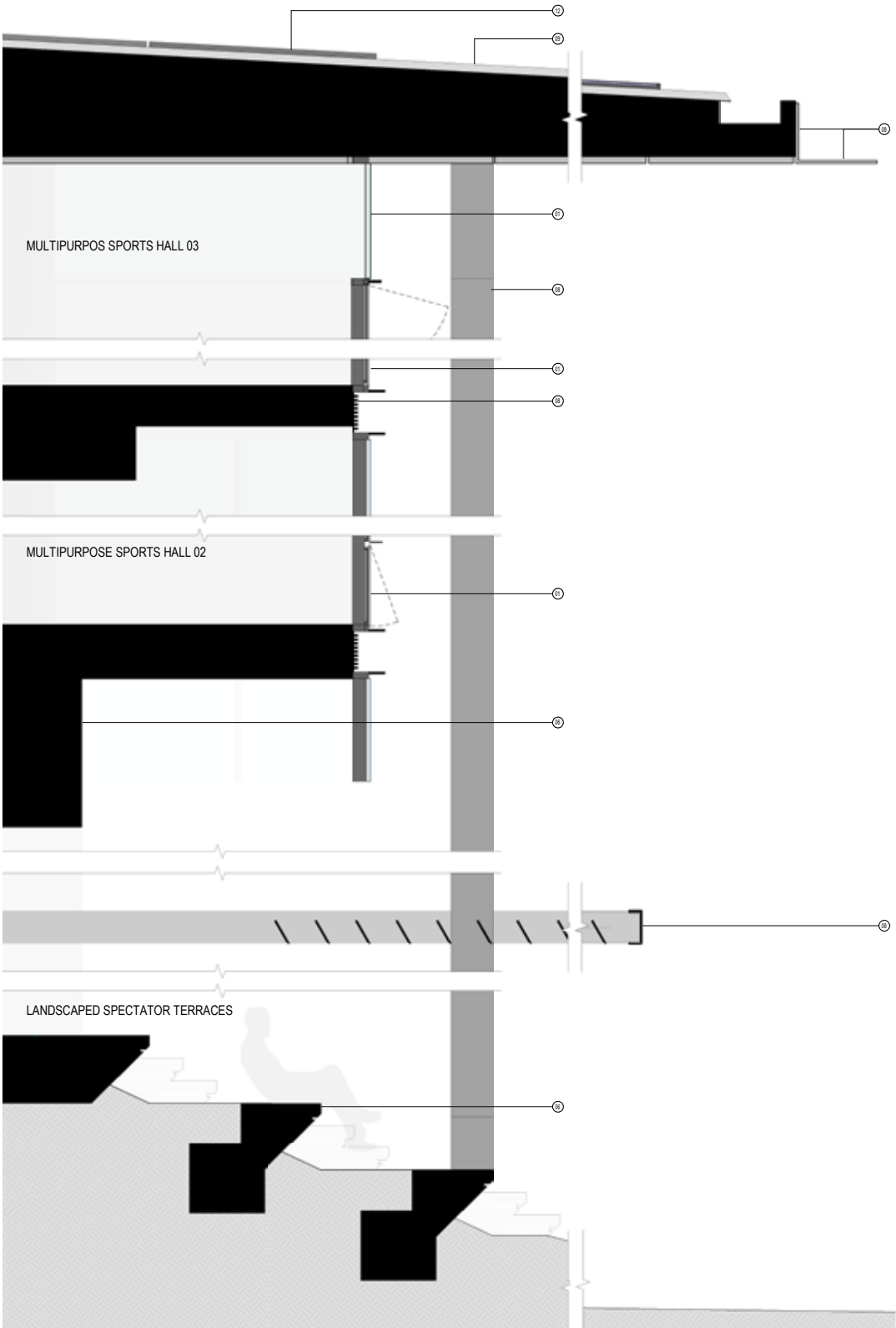




THE PROPOSAL



Detail Section 02 (A4101 - Detail Section)

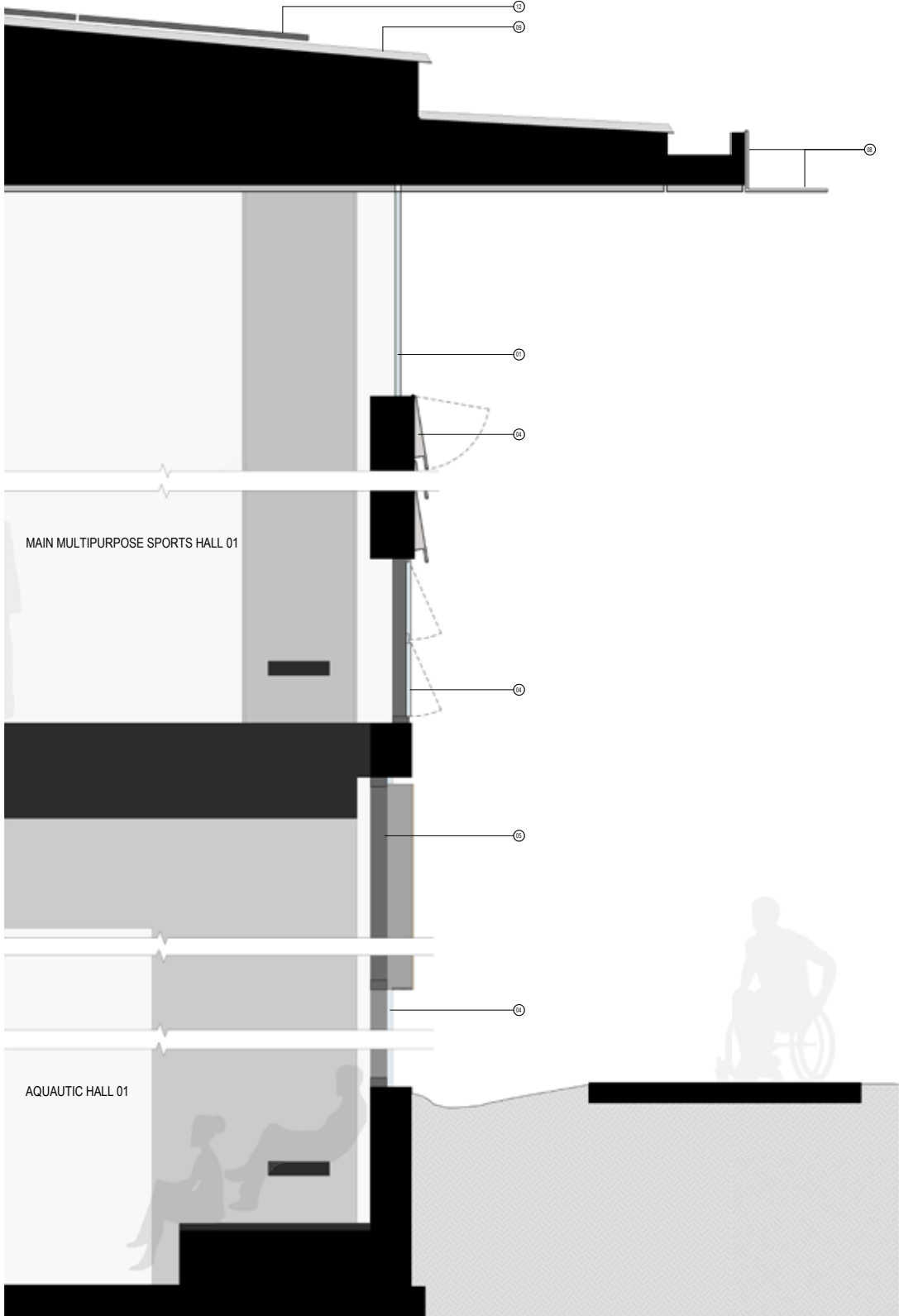




THE PROPOSAL



Detail Section 03 (A4102- Detail Section)





## THE PROPOSAL



### 6.2.7 ROOFTOP

#### Building 01 Sports Facilities Building

- + The roof has been designed as a simple horizontal form, referencing the playing fields, sitting within the landscaped setbacks (note 1)
- + Low pitch roofs are utilised to minimise overall building height and eave overhangs have been modelled to allow winter sun to enter the facades while keeping summer sun out and ensuring solar access to the neighbouring southern dwellings (note 2)
- + Eave edges are detailed to appear fine and shaped to maintain existing trees where required
- + A deliberately arranged photovoltaic solar array consisting of flat panels are integrated on the rooftop (note 3)
- + A higher centrally located plant area is well setback from the eaves (note 4)

#### Building 02 Car Park

- + The upper level of the car park will be finished to have a varied green toned pattern to assist in visually softening the built form within its surroundings (note 5)



Top: View of Sports Complex  
Bottom: View of Car Park



## THE PROPOSAL



### 6.2.8 MATERIALS

#### Building 01 Sports Facilities Building and Building 02 Car Park

- + Building finishes have been selected to be robust, fit for purpose, long lasting and requiring low maintenance
- + The palette of colours are muted and restrained with key architectural features highlighted with contrasting warm tones
- + The use of transparent, translucent and solid elements, both fixed and operable, have been arranged with performance and comfort being a priority
- + The materiality and detailing has been considered to reflect the aspirations of Sydney Grammar School and be sympathetic within the context of the site

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*Top: View of Sports Facilities Building*

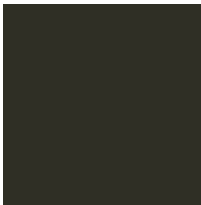


THE PROPOSAL

6.2.8 MATERIALS



**Windows**  
Flush glazing high performance clear glass



**Windows**  
Aluminium framed windows and glazed doors



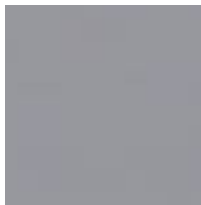
**Walls**  
Fibre Cement louvred cladding



**Walls**  
Semi opaque cladding



**Soffit**  
Timber soffit lining



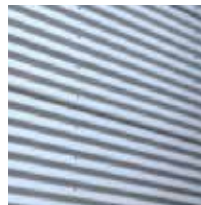
**Steelwork**  
Structural steelwork - paint finish



**Handrails**  
Angled timber handrails



**Balustrades**  
Sheet steel - paint finish



**Zincalume**  
Corrugated Zincalume roof cladding



**FC Panels**  
FC panellised cladding



**PV**  
Rooftop Photovoltaic array cladding

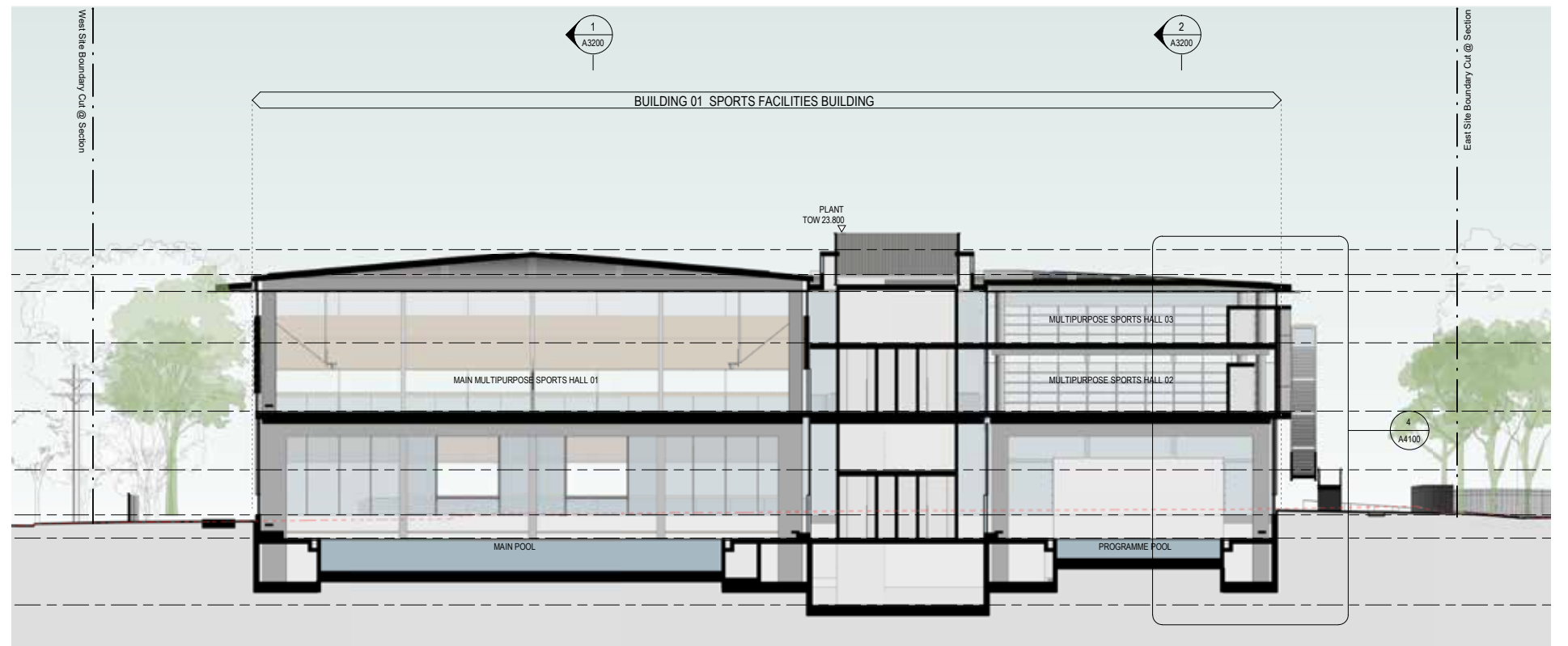


## THE PROPOSAL



### 6.2.9 SIGNAGE

- + Public external building signage locations are limited to the Nield Avenue pedestrian entry and Alma Street entry
- + Signage will be legible while being discreet and integrated into the fencing at low level and building facade at higher levels
- + The materiality and detailing of all signage will be of high quality and add to the finer grain of the buildings



### 6.2.10 SERVICES

- + Services have been designed to be integrated and coordinated within the building
- + Main building services are predominantly stacked within the central core of the Sports Facilities Building with the exception of additional plant servicing the main sports hall located above the southern storage area
- + All plant is internalised or screened both acoustically and visually

Left: View of Sports Facilities Building signage  
Right: Section of Sports Facilities Building



## THE PROPOSAL

### 6.3 Environmental Amenity



#### 6.3.1 DAYLIGHT ACCESS

- + The building facades have been designed with consideration for access to natural daylight while balancing solar heat gain and glare requirements (note 1)
- + The upper level halls facades are supported by roof lights

#### 6.3.2 NATURAL VENTILATION

- + The building form has been designed with consideration for natural ventilation, when conditions are favourable external and internal windows to each space can open to facilitate natural ventilation (note 2)
- + Assembly areas and circulation spaces have been externalised to maximise the ability to be naturally ventilated



Top: Interior view of main sports hall  
Right: Interior view of sports hall 02



THE PROPOSAL



6.3.3 ACOUSTIC SEPARATION

Building 01 Sports Facilities Building

- + Proposed building functions including the separate pools and multi purpose sports halls are isolated within contained spaces (note 1)
- + Within these spaces consideration has been given to providing solid wall areas for acoustic panelling in addition to internal floor and ceiling treatments to ensure a high level of acoustic amenity
- + Operable walls provide further flexibility to sub divide the smaller multi purpose halls when required
- + Circulation and gathering spaces are arranged to be seperate from the sporting functions (note 2)

6.3.4 ACCESS TO LANDSCAPE AND OUTDOOR SPACES

Building 01 Sports Facilities Building

- + In addition to the existing playing fields the building has access to the following range of outdoor space and landscape opportunities:
    - covered terrace assembly area adjacent the main entry (note 3)
    - covered landscape spectator terraces adjacent Weigall 3 (note 4)
    - balcony overlooking the playing fields to the north of the main multi purpose sports hall 01 on level 01 (note 5)
  - + large external foyers located on level 01 and level 02 (note 6)
- and
- + ground level landscaped gardens (note 7)

6.3.5 FUTURE FLEXIBILITY

Building 01 Sports Facilities Building

- + The configuration of large spaces around a central core and circulation zone, large clear spans, high floor to floor heights and access to light and ventilation provide flexibility for the future re purposing of the building

Building 02 Car Park

- + When not in use as a car park the lower level adjacent the fields can be used as a covered outdoor learning area supplementing the existing fields
- + Flood levels and lower floor to floor heights limit the possibilities of adaptive reuse to the lower level of the car park
- + In the long term, when parking demands decrease, there is an opportunity to use the upper level, this may include multi purpose courts, lightweight structures, etc. (subject to future requirements and council approval)

Top: View of Sports Facilities Building



# SURROUNDING CONTEXT

## 6.3.6 SOLAR ACCESS AND OVERSHADOWING

- + Modelling has been undertaken throughout the design process to inform the final built form outcome of the Sports Facilities Building to ensure solar access is provided to the neighbouring residential dwellings
- + The principles of the ADG solar access have been applied to the southern residential neighbours to ensure appropriate solar access is achieved
- + Through the combination of setbacks, stepping built form and detailing the following solar access outcomes have been achieved:

### 12, 16 & 18-28 Neild Avenue

- + Not effected

### 29-33 Lawson Street

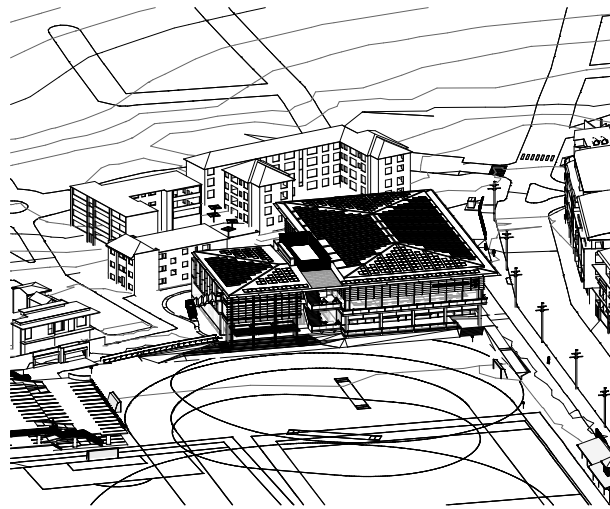
- + Refer to description and table on page 98

### 8 Vialoux Avenue

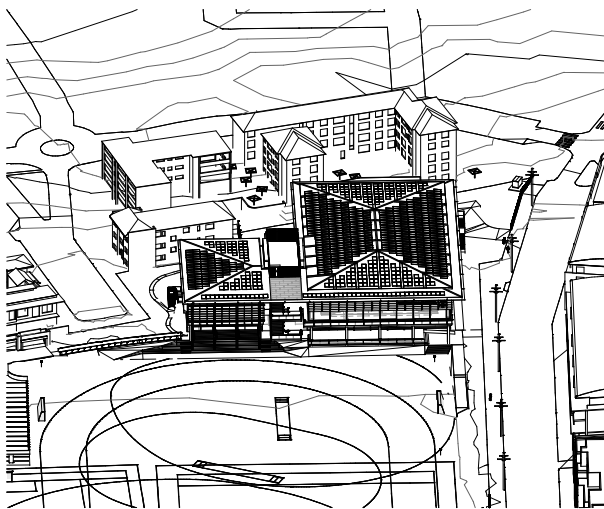
- + Refer to description and table on page 99

### Building 02 Car Park

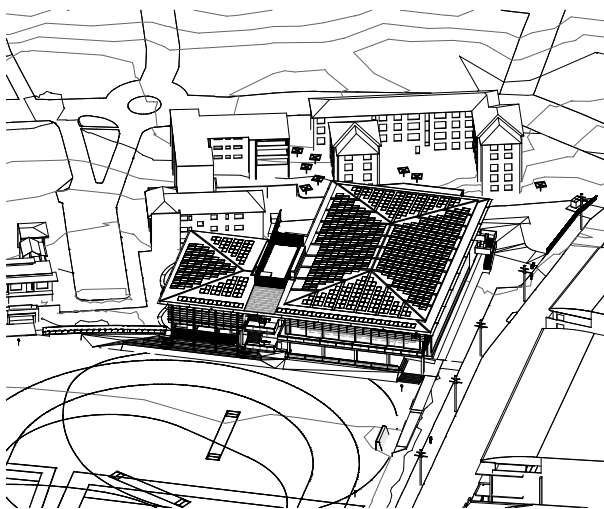
- + The building will have no adverse solar access



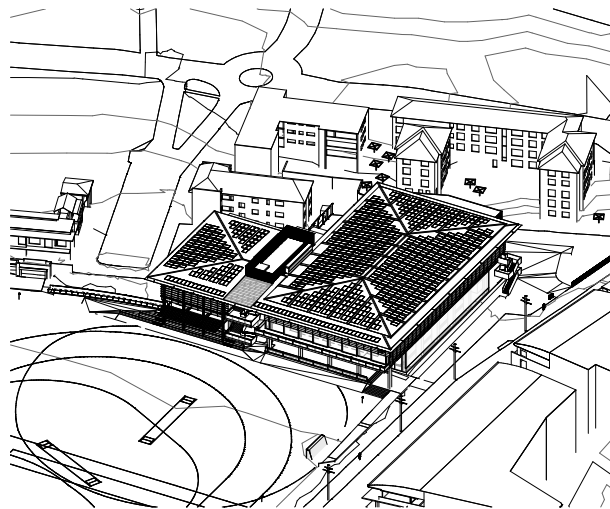
Suneye 09:00 June 21



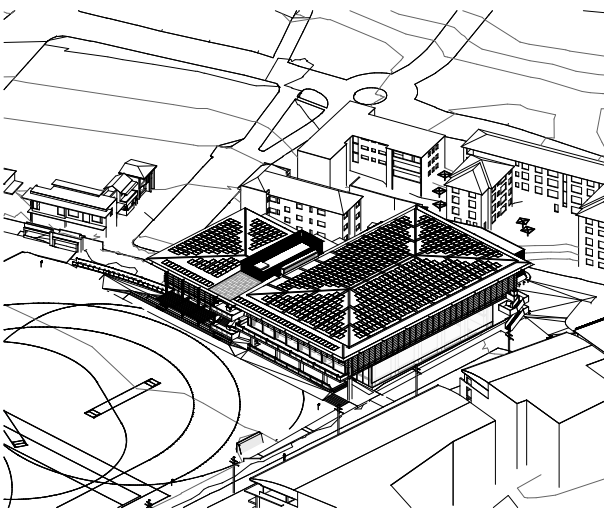
Suneye 10:00 June 21



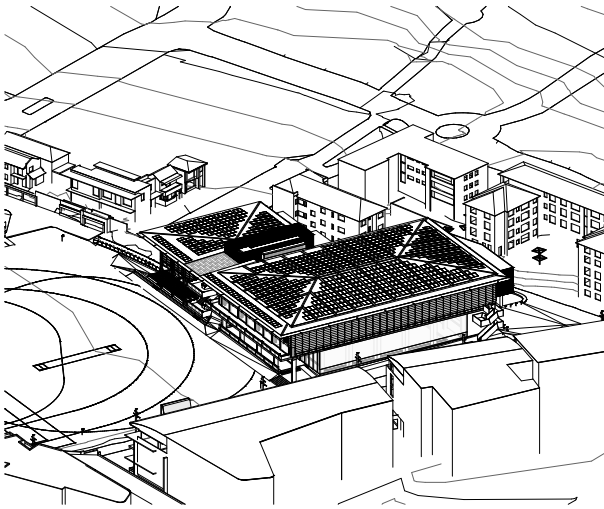
Suneye 11:00 June 21



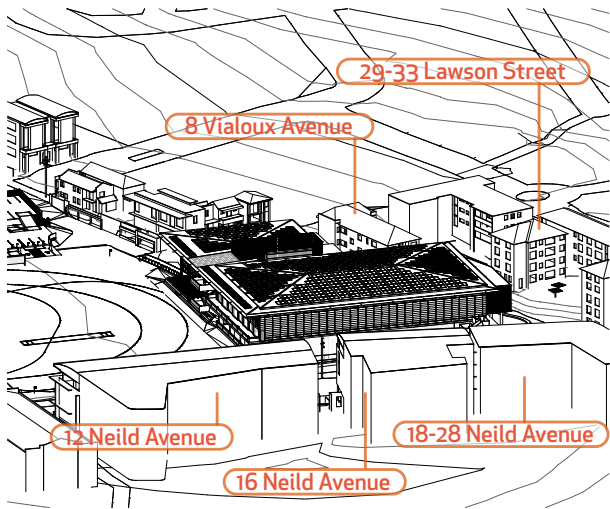
Suneye 12:00 June 21



Suneye 13:00 June 21



Suneye 14:00 June 21



Suneye 15:00 June 21

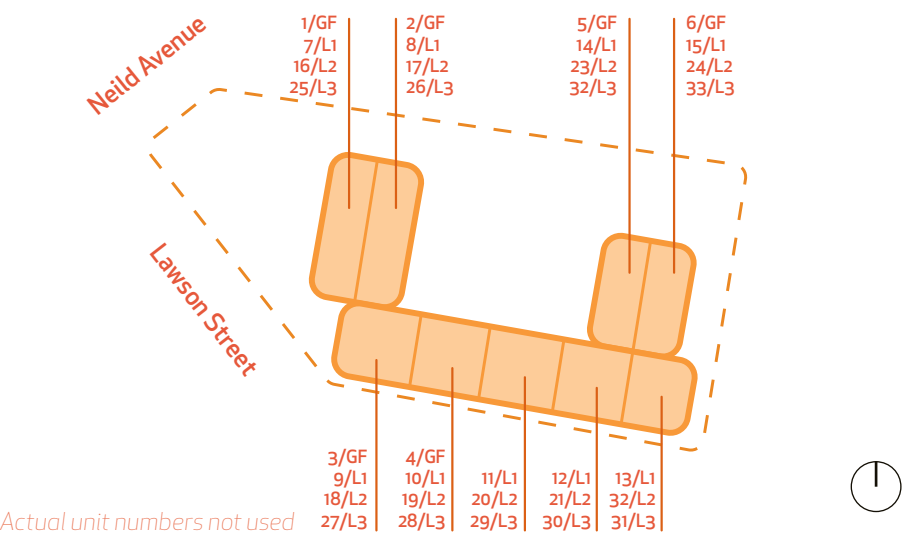
Right: Solar access sun eye diagrams, refer to SSDA drawings A9100-A9201 for additional information



6.3.6 SOLAR ACCESS AND OVERSHADOWING

29-33 Lawson Street

- + 29-33 Lawson street is a 3 to 5 storey walk up residential apartment building owned by the New South Wales Land and Housing Corporation
- + It accommodates a total of 33 apartments around a u shaped courtyard form
- + Common open space is located within the u shaped courtyard and to the east and west of the building wings
- + No apartments have private open space
- + The lower level of the western wing contains communal laundries and storage spaces while the lower level of the eastern wing contains a unit orientated to the east and an additional laundry orientated to the west
- + These lower levels and common open space are elevated approximately 3m above the natural ground line along the southern boundary
- + The common open space contains several clotheslines
- + Within the courtyard wings all primary living rooms are orientated either east or west, however some residents utilise the bedroom on the northern end of the wings as a secondary living space
- + There is significant existing landscaping adjacent the southern boundary both within the SSDA site and 29-33 Lawson Street
- + Currently during June 21, 19 of the 33 apartments within the existing building receive 2 hours or more of solar access to their living rooms between the hours of 9am to 3pm
- + The proposal maintains this existing level of solar access to all apartment living rooms



Key Plan\_ 29-33 Lawson Street

Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
2/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
3/GF	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
4/GF	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
5/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
6/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
7/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
8/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
9/L1	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
10/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	4 1/2	4 1/2
11/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
12/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
13/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
14/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
15/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
16/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
17/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
18/L2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	3	3
19/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
20/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
21/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
22/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
23/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
24/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
25/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
26/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
27/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
28/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
29/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
30/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
31/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
32/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
33/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
Total number of apartment living rooms receiving 2 hours or more on June 21													19/33	19/33



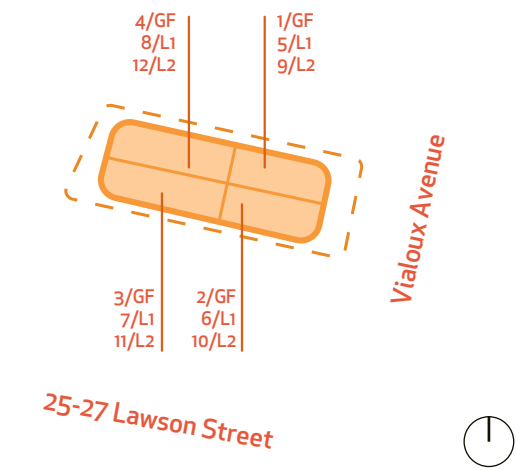
SURROUNDING CONTEXT

6.3.6 SOLAR ACCESS AND OVERSHADOWING

8 Vialoux Avenue

- + 8 Vialoux Avenue is a 3 storey walk up residential apartment building, each individual unit is privately owned
- + It accommodates a total of 12 apartments within a single east west block form
- + The building envelope is partly built on the boundary with other adjacent walls setback 1.4m from the northern boundary
- + It is understood that no apartments have private open space and that common open space is limited to the landscaped setback fronting Vialoux Avenue, it is unknown how the remaining setback areas are accessed
- + Currently during June 21, 6 of 12 the apartments within the existing building receive 2 hours or more of solar access to their living rooms between the hours of 9am to 3pm
- + The proposal maintains this existing level of solar access to all apartment living rooms

Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	6	2
2/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
3/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
4/GF	-	-	-	-	-	1/2	1/2	1/2	1/2	-	-	-	6	2
5/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
6/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
7/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
8/L1	-	-	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	6	4 1/2
9/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
10/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
11/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
12/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
Total number of apartment living rooms receiving 2 hours or more on June 21													6/12	6/12



Key Plan 8 Vialoux Avenue



SURROUNDING CONTEXT



6.3.7 VISUAL PRIVACY

Building 01 Sports Facilities Building

- + Activities and uses of the building that do not require outlooks are located adjacent private domains with the more public activities located adjacent the playing fields (note 1)
- + The location, position and materiality of windows have been considered, windows are either high or low level clear or opaque glazing where overlooking may be an issue (note 2)
- + The landscape buffer provides an additional level of visual screening at ground and upper levels (note 3)
- + Back of house areas are screened by existing and proposed trees, the proposed landscaped ground cover and vertical landscaped screen (note 4)
- + The principles of the ADG visual privacy have been applied to the southern residential neighbours to ensure appropriate visual privacy is achieved

Building 02 Car Park

- + The two adjoining properties to the south of the car park are owned and used by Sydney Grammar School (note 5)
- + The southern wall of the car park is solid and screened with a landscaped green facade (note 6)
- + The landscape buffer provides an additional level of visual screening at ground and upper levels (note 7)

Top Left: View of the rear of the Sports Facilities Building  
Top Right: View of connection to Alma Street



SURROUNDING CONTEXT



6.3.8 VISUAL AMENITY

- + The SSDA submission includes a Visual Impact Assessment prepared by Urbis

**Building 01 Sports Facilities Building**

- + The existing adjacent residential dwellings borrow outlook from the site including aspect to the existing tennis and multi purpose courts and existing tree canopies
- + The proposal recognises this existing outlook and responds with the following:
  - replaces the existing court hardstand with landscaped deep soil setbacks to provide garden outlooks (note 1)
  - enhances the tree canopy adjacent the southern boundary with the removal of 4 trees and planting of an additional 25 trees (note 2)
  - for the north eastern dwellings located at 8 Vialoux the built form has been configured to provide outlook to the playing fields (note 3)

**Building 02 Car Park**

- + The two adjoining properties to the south of the car park are owned and used by Sydney Grammar School (note 4)
- + The building is screened with a landscaped green facade (note 5)
- + The landscape buffer provides an additional level of visual screening to the building (note 6)

Top Left: View of the rear of the Sports Facilities Building  
Top Right: View of connection to Alma Street



SURROUNDING CONTEXT



6.3.9 ACOUSTIC IMPACTS

- + The SSDA submission includes a Noise Impact Assessment prepared by White Noise Acoustics, recommendations from the report have been integrated within the design

**Building 01 Sports Facilities Building**

- + The existing tennis and multi purpose courts and fields are all existing sources of noise generation
- + Functions and uses of the building that generate less noise are located adjacent private domains (note 1)
- + All plant and equipment is acoustically screened (note 2)

**Building 02 Car Park**

- + The two adjoining properties to the south of the car park are owned and used by Sydney Grammar School (note 3)
- + The southern wall of the car park is solid (note 4)



6.3.10 WIND IMPACTS

- + Given the comparable height of the new built form and its height relatively to the adjacent buildings, the proposal is anticipated to have none to minimal wind impacts on the surrounding context

Top Left: View of the rear of the Sports Facilities Building  
Top Right: View of connection from Alma Street



THE PROPOSAL

6.4 Landscaping



6.4.1 EXISTING VEGETATION

- + The SSDA submission includes a Arboricultural Impact Assessment prepared by TreeiQ
- + The existing vegetation on the site significantly contributes to the character of the area, provides high levels of amenity including outlook and visual privacy to adjacent dwellings, habitat for fauna and contributes to the local micro climate of Weigall
- + The sports complex requires the removal of 20 trees to enable the construction of building 01 and building 02, none of these trees are designated with a high priority for retention, to offset their removal 42 new trees are proposed
- + Consideration has been given to ensure the built form does not impact on the remaining existing trees including tree canopies and structural root zones

6.4.2 TOPOGRAPHY

- + The existing topography remains mainly unchanged outside of the building envelopes, maintaining the transition from valley to valley floor and the adjacent boundary alignment levels
- + The embankment is integrated into the built form and landscape design through the proposed northern berm and terrace seating adjacent the playing fields

Top: View of existing playing fields looking south



THE PROPOSAL

6.4.3 LANDSCAPE STRATEGY

Building 01 Sports Facilities Building

- + The SSDA submission includes a Landscape Design Report prepared by Aspect Studios.
- + The main landscape areas integrated within and around the Sports Facilities Building include:
  - Existing trees along Neild Avenue are largely retained, with trees removed to create a building entrance (note 1) and vehicular access to a new staff car park (note 2), new trees and screen planting will provide continuity to the street frontage, while native understory planting will create a green buffer between the street and the new building (note 3)
  - a new accessible ramp will connect the building entry to the existing playing fields (note 4)
  - The terrace overlooking the fields provides both a covered building entry (note 5) and bleacher seating along the edge of the field (note 6). The concrete terraces with incorporated planting provide opportunities to reference the heritage of the site including the former swampy wetlands and the later market gardens
  - A new garden area comprised of native understory planting and trees replaces the former tennis courts, creating a vegetated outlook from the adjacent residences (note 7)

Key metrics as follows:

<b>Site Area</b>	
SSDA site area:	9955m2
<b>Deep Soil</b>	
Deep soil on natural ground:	3885m2/39%
<b>Tree Canopy Coverage</b>	
Canopy within SSDA site:	2514m2/22%
Canopy within the street:	1182m2/10%
Total Canopy:	3696m2/32%
<b>Trees</b>	
Proposed Trees:	40
Proposed Street Trees:	2
Total proposed trees:	42
Existing trees to be removed:	20



Right: Landscape Plan



## THE PROPOSAL

### 6.4.3 LANDSCAPE STRATEGY

#### Building 02 Car Park

- + The main landscape areas integrated within and around the Car Park include:
  - Open space that connects the new Sports Facilities Building with the new Car park, and provides pedestrian access to the complex from Neild Avenue and Alma Street
  - A connection between the new Car park and the Sports Facilities building through a fully accessible ramp with understory planting on both sides (note 1)
  - A new garden along the eastern side of the sports complex, with an informal path linking the front terrace to the rear of the building (note 2)
  - Vehicular access to the new car park building is provided whilst maintaining pedestrian access to the fields and vehicular access to driveways, new tree and shrub planting areas are included along the southern facade of the car park (note 3)
  - Vertical planting will be provided on all the sides of the Car Park building, planting suits the varied orientations of the facades resembling an arbour which will provide a touch of colour and soften the edges of the building (note 4)



Right: Landscape Plan



## THE PROPOSAL



### 6.4.4 OPEN SPACE

- + The new Sports Complex provides the following outdoor open space and landscape opportunities:
  - covered terrace assembly area adjacent the main entry to the Sports Facilities Building (note 1)
  - shaded spectator viewing and bleachers seating facing the sports fields (note 2)
  - new gardens to the eastern and southern side of the Sports Facilities Building with an informal walking path
  - when not in use the lower ground level of the car park can be used as a covered outdoor area (note 3)

### 6.4.5 INTEGRATION WITH BUILT FORM

- + The built form response presents as a group of buildings sitting within a landscaped context, not buildings surrounded by landscaping
- + The existing landscaping of the Weigall Playing Fields significantly contributes to the character of the site and offers substantial opportunities to assist with the knitting in of the new buildings on the site through providing scale and setback transitions, landscaped interfaces to the public realm, established micro climate and visual amenity, the proposed landscaping response builds upon these positive site attributes
- + Individual hard and soft landscaping elements including building entries, terraces, bleachers and stairs are conceived as transitional elements between the internal and external spaces
- + The new car park building is conceived as an extension of the playing fields and landscape context through the flexible covered lower level area on grade with the playing fields and the vertical planting on the building facades

Top: View of the Sports Complex



THE PROPOSAL



6.4.6 SECURITY

- + The SSDA submission includes a Crime Prevention Through Environmental Design Report prepared by Robinson Urban Planning and Operation Management Plan prepared by Sydney Grammar School
- + The perimeter of the site will maintain the existing 2 metre high metal palisade fence incorporating secure gates at new entries
- + External lighting will be provided to landscaped areas including site entries, pedestrian pathways and transition points from external to internal environments

6.4.7 SHADE

- Shade will be provided by the following:
- + fixed awnings to bleachers
  - + adjustable blinds to the covered assembly area
  - + car park undercroft
  - + existing and proposed trees

Top: View of the Sports Complex



THE PROPOSAL

6.5 Aboriginal Culture and Heritage



6.5.1 ABORIGINAL CULTURE AND HERITAGE

- + The school is committed to an interpretation of the history of the site including Aboriginal, early European and the Schools history, it will offer visitors a connection to the heritage and memory of the site
  - + This will be undertaken during the design development and the future art and interpretation will be governed by an iterative process
  - + Possibilities for investigation of where this art and interpretation may be integrated within the new buildings and landscaping include the pedestrian connection between the two new buildings (note 1), new landscaped gardens (note 1), spectator viewing bleachers (note 3) and building entries (note 4)
- + The SSDA submission includes an Aboriginal Cultural Heritage Assessment prepared by Ecological it makes the following recommendations:
    - no direct impacts from the proposal on Aboriginal cultural heritage values have been identified
    - no further archaeological investigation is recommended
    - an unexpected finds policy is required to be implemented which provides clear actions and responsibilities in the event of the discovery of a potentially archaeological find or human remains on the site



Top: View of the Sports Facilities building from Weigall 3  
Bottom: Example of interpretative site artwork by Judy Watson at 200 George Street



THE PROPOSAL

6.6 Sustainable Design



6.6.1 SUSTAINABLE DESIGN

- + The SSDA submission includes a Ecologically Sustainable Development Report prepared by Steensen Varming
  - + The project team has assessed a wide range of industry rating tools and used these to create a bespoke environmentally sustainable design framework for this project
  - + It includes a holistic and integrated design approach to be applied through all aspects of the design and is structured around the following key sustainable design initiatives:
1. high performance building envelope
  2. facade designed to maximise access to natural daylight and ventilation
  3. occupancy controls and energy efficient lighting and zoning
  4. solar photovoltaic array
  5. mixed mode ventilation strategy for improved air quality
  6. high efficiency heating, ventilation and air conditioning system
  7. air quality monitoring
  8. water efficient fixtures and fittings
  9. rainwater reuse
  10. efficient water management and safe treatment in pools
  11. use of materials that are sustainable, with high recycled content or recyclability
  12. native species landscaping selected to work in micro climate

Top: Sectional view of the Sports Facilities Building



THE PROPOSAL

6.6.2 KEY SUSTAINABLE DESIGN INITIATIVES



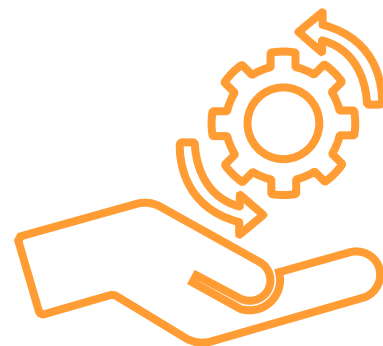
HEALTHY

Indoor air quality and access to natural daylight



COMFORTABLE

Thermal, Visual and Acoustic comfort



EFFICIENT

Energy, Material and Water



EASY TO MAINTAIN AND  
OPERATE

A long term investment



ENVIRONMENTALLY  
RESPONSIVE

To changing climatic conditions



CORRECTLY COMMISSIONED

System optimisation and ensure building performance



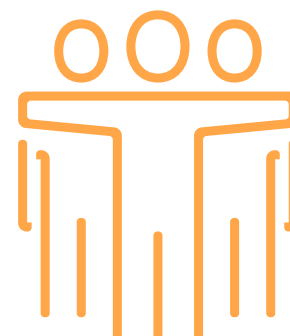
BE A TEACHING TOOL

Showcase the buildings sustainable attributes



SAFE AND SECURE

For staff, students and visitors



A COMMUNITY RESOURCE

For community groups



BE OF STIMULATING  
ARCHITECTURE

Invoke a sense of pride



# 7.0

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RESPONSE TO POLICY



RESPONSE TO POLICY

7.1 Response to Relevant Policy and Guidance

This Architectural Design Report clarifies the design intent of the proposal and demonstrates how design quality has been achieved. This has been established through analysis of the site, testing of design options and through the application of the following policies:

- + State Environmental Planning Policy Educational Establishments and Child Care Facilities 2017 [referred to as the Education SEPP]
- + Better Placed-an integrated design policy for the built environment in New South wales, Government Architect New South Wales [referred to as Better Placed]

and design guides and manuals:

- + Better Placed Design Guide For Schools, Government Architect New South Wales
- + Better Placed Environmental Design in Schools, Government Architect New South Wales

EDUCATION SEPP

The Education SEPP requires that a consent authority take into consideration the design quality of a proposed school development when evaluated in accordance with seven design quality principles before determining a development application. The design quality principles are outlined in schedule 4 of the Education SEPP.

These design quality principles are described and responded to on the following pages and supplemented with additional detail generally throughout this report.

BETTER PLACED

Better Placed prepared by the Government Architect New South Wales establishes the value of good design, and identifies key concepts, good process, and objectives for good design outcomes. It provides a framework for examining places and reviewing proposals from a good design perspective. It describes seven design objectives that define the key considerations in the deign of the built environment.

These design quality principles are described and responded to on the following pages and supplemented with additional detail generally throughout this report.

BETTER PLACED DESIGN GUIDE FOR SCHOOLS

The Better Placed Design Guide For Schools prepared by the Government Architect New South Wales provides practical guidance on how school projects can be designed to best address the design quality principles in the Education SEPP

This guide has set a benchmark for the project and has been referenced throughout the design process, establishing minimum standards and exemplars for the design response

BETTER PLACED ENVIRONMENTAL DESIGN IN SCHOOLS

The Better Placed Environmental Design in Schools prepared by the Government Architect New South Wales in collaboration with School Infrastructure New South Wales provides practical guidance on how school projects can be designed to integrate environmental and passive design strategies within school buildings to create high quality educational environments.

This manual has been considered throughout the design process and has informed the overall strategy for environmental design. Both active and passive strategies have been employed within the design and are described generally throughout this report.

In addition a project specific ‘Environmental Framework’ has been developed to direct and inform the design of the building. This Framework provides detailed sustainable guidance throughout the design, construction and operational phases of the project and is detailed within the Ecologically Sustainable Development SEARs Report prepared by the project’s sustainable design consultant



Anti-Clockwise from Top:

Cover Image, Better Placed, 2017

Cover Image, Better Placed Design Guide For Schools, Issue no. 2, 2018

Cover Image, Better Placed Environmental Design in Schools, Issue no. 1, 2018



7.2 Education SEPP Design Quality principles



7.2.1 CONTEXT, BUILT FORM & LANDSCAPE

*Contextual, local and of its place*

Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage.

The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.

Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.

School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development’s visual impact on those qualities and that natural environment.

*Contextual*

- + Weigall Playing Fields open park like landscape setting is an important piece of history of this part of Ruschcutters Bay and Sydney Grammar School. It speaks to the wetlands associated with Rushcutters Bay that would of been reliable fresh water and food sources for local Aboriginal people, the use of the site as market gardens, the connection between Rushcutters Bay and Sydney Grammar School and the sporting heritage of the School
- + Maintaining the character of this open space and maximising the future use by the School is central to the design proposal

*Local*

Refer to the following page

*Top: View of south western corner of Sports Facilities Building*



### 7.3 Education SEPP Design Quality principles



#### Local

- + The site sits within the greater Weigall Playing Fields of Sydney Grammar School, the immediate surrounding context is diverse and disparate in both form and use
- + The design of the new buildings seek to create a cohesive knitting in of the site into its surroundings, by responding to:
  - topography:
    - Acknowledging the transition that occurs on the site between the valley and valley floor through careful location, orientation and massing of the built form
  - existing landscaping:
    - recognising the significance of the existing landscaping within the site and how this contributes to the overall character of the Weigall Playing Fields and adjacent areas through its retention and enhancement
    - utilise this landscaping to screen new buildings externally when viewed from the site and integrate the new buildings within the site

#### existing and future built context:

- responding to each of the surrounding built site qualities including the mixed use and residential 5-8 storey buildings to the west, the 3-5 storey residential apartments to the south, the approved Macaabi stage 1 development application built form of 3-4 storeys to the east, the mix of 1-2 storey detached residential housing and 3 storey Preparatory School building to the south east and the Weigall Playing Fields to the north
- orientation and climate:
- responding to the orientation and micro climate of the site through functional and spatial organisation, maximising access to natural light and ventilation and minimising adverse environmental impacts

#### Of its place

- + The wider design response of the new built form uses the following combined techniques to ensure the best possible contextual fit, helping to establish a response that is bespoke to this unique place:

#### Scale:

- Building heights which address street frontages or adjoining neighbours are comparable to their context
- Buildings are nestled behind large landscaped setbacks

#### Built Form Modulation:

- The Sports Facilities Building incorporates significant upper level setbacks to the built form to mitigate its scale to the adjoining neighbours
- The new buildings incorporate extensive facade modulation to create visual interest and to increase the reading of depth, shadow and patterning and textures

#### Materiality:

- The material palette chosen for the new buildings are sympathetic and subservient to both the existing built and landscaped context and includes pale fibre cement, pale concrete, natural and charcoal metal elements and selected timber highlights

#### Landscaping:

- The significant existing landscaping around the perimeter of the site comprising of large mature trees and dense ground under storey cover will be maintained and enhanced

Top: View from Neild Avenue





7.3.1 SUSTAINABLE, EFFICIENT AND DURABLE

*Sustainable, adaptable and durable*

**Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.**

**Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.**

*Sustainable*

- + Utilising sound fundamental planning that respond to the site’s micro climate and maximises passive design principles
- + Providing flexible multi purpose high amenity spaces which are efficiently arranged to minimise space and resource wastage and accommodate future needs
- + Active environmentally sustainable design systems including substantial photovoltaic array for on site energy generation, rain water collection and storage, waste management
- + Investigating opportunities to reduce the waste, embodied energy used and emissions created during construction of the new buildings

*Adaptable*

- + Offering a range of flexible spaces including large and smaller volumes caters to a wide range of current and future uses
- + Creating high quality, high amenity indoor environments and counterpart positively designed external spaces to enable flexibility and a richness of experiences for all students and visitors

*Durable*

- + Durable, robust, low maintenance materials are proposed throughout
- + Applied finishes have been minimised in preference for materials in their raw state for increased longevity and wear and tear resistance
- + The cantilevered roof form while providing necessary shading will afford protection from weathering, prolonging the material life of facade elements
- + The proposed landscaping tree and understory planting consists of native species selected to relate to the local micro climate, including shade tolerant species under existing trees and shaded areas and sun tolerant species to the north

Top: Interior view of main sports hall





7.3.2 ACCESSIBLE AND INCLUSIVE

*Inclusive, connected and diverse*

**School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.**

**Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.**

*Inclusive*

- + The new Sports Facilities Building will cater to the sport and personal development, health and physical education needs of all preparatory, junior and senior students from Sydney Grammar School and visiting students and teams from other schools
- + The numerous multi function layouts and different pools allow for diverse range of activities that will cater to a broad range of interests, needs and capabilities
- + The new Sports Facilities Building will become the communal heart of the Weigall Playing Fields and will be the focus for sport, pdhpe and student gathering.
- + The school will actively seek opportunities for the new facilities to be shared with the community outside of school hours, this may include use by external organisations such as local schools, sports associations and clubs under a formal agreement

*Connected and accessible*

- + Accessible facilities and continuous paths of travel to, between and within all new buildings will be provided
- + Street addresses and building entries are clear, legible and safe
- + Internal site signage and lighting will be provided to assist in delivering a high degree of legibility and identity
- + The spatial organisation of the building is simple and easy to understand with a ground level north facing entry terrace and central expressed circulation system
- + The new Weigall Sports Complex is easily accessible from and well connected to the Weigall Playing Fields
- + The new work includes an accessible path of travel to the southern end of the Playing Fields

Top: View of Neild Avenue Sports Complex entry





7.3.3 HEALTH AND SAFETY

Safe, comfortable and liveable

Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.

Health

- + The nature of the proposal promotes and supports a healthy active lifestyle through the proposed activities contained on the site
- + The new buildings are conceived to be beautiful and aimed to elevate the human condition
- + Landscaped and open spaces are designed to encourage outdoor engagement and gathering
- + A high performance building envelope will deliver excellent thermal, visual and acoustic comfort and promote a high level of natural daylight to spaces
- + Visual and physical connections between internal and external spaces are provided
- + Indoor air quality will be provided via natural ventilation during favourable conditions and supplemented by high efficiency hvac systems when required
- + Safe water treatment to the aquatic pools
- + Bicycle parking and end of trip facilities are provided

Safety

- + The existing fenced perimeter of the site will maintain the 2 metre high metal palisade fence incorporating secure gates at new entries
- + External lighting will be provided to landscaped areas including site entries, pedestrian pathways and transition points from external to internal environments
- + Security measures will include cctv, building access control and alarms and controlled security car park access
- + The existing informal offsite connection between the Preparatory School and the Weigall Playing Fields will be upgraded and pedestrianised, including the shared vehicle crossovers located at the end of Alma Street to provide a safer connection

Top: Interior view of main pool hall





7.3.4 AMENITY

*Creating and adding value*

Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.

Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.

Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

*Pleasant and engaging*

- + High amenity spaces are proposed throughout which are flexible and accessible and support a broad range of activities and users
- + Spaces have good access to natural light and ventilation and aspect
- + Consideration has been given to mitigating impact on neighbouring amenity including acoustic and visual privacy through the siting of low impact functions and facade treatments

*Neighbouring amenity*

- + Consideration has been given to mitigating impact on neighbouring amenity including acoustic and visual privacy through the siting of lower impact functions to reduce noise sources, facade treatments to prevent overlooking and boundary fencing and walls as acoustic barriers
- + Through the combination of setbacks, stepping built form and detailing solar access is provided to the neighbouring residential dwellings

Top: Interior view of main sports hall





7.3.5 WHOLE OF LIFE, FLEXIBLE AND ADAPTIVE

*Functional, efficient and fit for purpose*

**School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning.**

**Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.**

*Future needs*

- + The Weigall Sports Complex has been considered within a broader site wide master plan for the Weigall Playing Fields to ensure the future needs and aspirations of the School can be delivered and achieved
- + A range of flexible spaces including large and smaller volumes allows for future uses

*Adaptability*

- + The building organisation of a central service core and circulation positioned between stacked large volumes enables a high degree of future adaptability
- + The structural grid is a rational large span which allows for multiple future internal configurations
- + Volumes have a range of 3.6 to 7.0m floor to ceiling heights that can accommodate a broad range of future activities and uses

*Top: View of the Sports Complex*





7.3.6 AESTHETICS

*Engaging, inviting and attractive*

**School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements.**

**Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.**

**The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.**

*Responsive*

- + The open space and landscaped character of the Weigall Playing Fields contribute to the visual quality and character of the context, the new buildings recognise this importance through their siting and massing response while balancing the requirements of the brief
- + The aesthetics of the Weigall Sports Complex builds upon this response and presents as a group of buildings sitting within a landscaped context, not buildings surrounded by landscaping
- + This approach continues through the pavilion like form of the new Sports Facilities Building and landscaped screened form of the Car Park building

*Attractive*

- + The overall site is intended to present as the visually pleasing synthesis of the existing landscaped open space and new buildings, outdoor spaces and high quality landscaping with the ambition of creating a welcoming and attractive place
- + Individual building elements including projecting roof forms, cantilevered balconies and stairs, terraces and screening contribute to the overall composition of the built form and refine building scale
- + Material appearance and colours are intentionally soft to be both sympathetic and highlight the visual character of the site

Top: View of the Sports Complex



7.4 Better Placed Design Objectives



7.4.1 BETTER FIT

*Contextual, local and of its place*

**Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to future character and setting.**

- + The design process has included comprehensive analysis, investigation and consultation throughout to ensure the context is understood
- + Existing uses, open space character, topography, existing landscaping and built context that define and contribute to the character of the site and surrounding context have been identified and responded to, or integrated within the design response

- + New buildings have been conceived within a future guiding framework and structure plan for the broader Weigall Playing Fields
- + The detailed design response considers building scale, modulation and articulation, materiality and landscaping to further ensure the best possible contextual fit

Refer to 7.2.1 Education SEPP Design Quality Principle: Context, Built Form and Landscape

7.4.2 BETTER PERFORMANCE

*Sustainable, adaptable and durable*

**Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.**

- + Passive design principles are integrated within the fundamental building planning to achieve a high level of internal amenity and sustainable outcomes
- + Active environmentally sustainable systems regarding energy and resource management are incorporated within the design
- + The building configuration is compact and efficient while being flexible and adaptable
- + Building materials and landscape selections are durable and robust

Refer to 7.2.2 Education SEPP Design Quality Principles: Sustainable, Efficient and Durable and 7.2.6 Whole of Life, Flexible and Adaptive

*Top: View of the north eastern corner of the Sports Facilities Building*





7.4.3 BETTER FOR COMMUNITY

*Inclusive, connected and diverse*

**The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.**

- + The nature of the proposal will promote an inclusive sporting and team environment and will further bring the greater School community together
- + Flexible and adaptable arrangements and uses of the new Sports Facilities Building will cater to the diverse needs of all preparatory, junior and senior students now and into the future

- + The School will actively seek opportunities for the local community to use the new facilities outside of School hours, this may include use by external organisations such as local schools, sports associations and clubs under a formal agreement

Refer to 7.2.3 Education SEPP Design Quality Principle: Accessible and Inclusive

7.4.4 BETTER FOR PEOPLE

*Safe, comfortable and liveable*

**The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.**

- + The nature of the proposal promotes and supports a healthy active lifestyle
- + User and occupancy comfort have been at the forefront of all design decisions including access to natural light, natural ventilation and outlook, indoor air quality, thermal comfort, and glare and acoustic control
- + The new buildings and surrounds will offer a safe and secure environment
- + Building entries, connections within the site and building functions will be accessible

Refer to 7.2.3 Education SEPP Design Quality Principle: Accessible and Inclusive, 7.2.4 Health and Safety and 7.2.5 Amenity

*Top: View of Sports Facilities Building*





7.4.5 BETTER WORKING

*Functional, efficient and fit for purpose*

Having a considered, tailored response to program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well utilised.

- + Considerable research into the School’s current and desired sports program has informed the project brief to ensure a best fit for purpose building is delivered
- + Spaces are diverse, flexible and adaptable
- + The building configuration enables a high degree of future adaptability

Refer to 7.2.6 Education SEPP Design Quality Principle: Whole of Life, Flexible and Adaptive

7.4.6 BETTER VALUE

*Creating and adding value*

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

- + The site offers a unique opportunity to provide a consolidated offering of sport for the School while building upon the sporting heritage of the Weigall playing fields
- + The School will own and operate the Sports Complex for the long term and is committed to provide an exemplar building of the highest architectural standards
- + The School will actively seek opportunities for the local community to use the new facilities outside of School hours, this may include use by external organisations such as local schools, sports associations and clubs under a formal agreement

7.4.7 BETTER LOOK AND FEEL

*Engaging, inviting and attractive*

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

- + The new buildings recognise the importance of the visual quality of Weigall and are designed to quietly sit within this context
- + Individual building elements are considered, and contribute to the composition of the overall building form
- + Materials and colours are soft and natural
- + The new buildings are conceived with the intention to be beautiful and elevate the human heart

Refer to 7.2.7 Education SEPP Design Quality Principle: Aesthetics

*Top: Western facade detail view*





*View of Sports Facilities Building from playing fields*