

Sydney Grammar School Weigall Sports Complex (SSD-10421)

Neild Avenue, Rushcutters Bay



State Significant Development Application

Environmental Impact Statement

Submitted to the NSW Department of Planning, Industry & Environment

Prepared on behalf of

SYDNEY GRAMMAR SCHOOL



2 November 2020 | Revision 2 | 19049

Signed declaration

This Environmental Impact Statement (EIS) has been prepared in accordance with schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

EIS prepared by


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Project summary

Proposal	Weigall Sports Complex, Sydney Grammar School
Ref	SSD-10421
Applicant	Sydney Grammar School
Lot and DP	Lot 1 DP 633259 Lot 2 DP 547260 (part) Lot 1 DP 311460 (part)
Address	Neild Avenue, Rushcutters Bay

Declaration

Certificate	<p>I certify that I have prepared the content of this EIS and to the best of my knowledge:</p> <ul style="list-style-type: none">• It is in accordance with Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> and Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>• It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.
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Signature	
Name	Sandra Robinson, BTP (Hons), MPIA
Date	2 November 2020

Contents

EXECUTIVE SUMMARY	ix
1.0 Introduction	1
1.1 About Sydney Grammar School	1
1.2 The teaching philosophy of Sydney Grammar School and why sport is important for education	1
1.3 Sporting activities at Sydney Grammar School	1
1.4 The site and proposal	1
1.5 Cost of development, jobs and consent authority	2
1.6 Design excellence	3
1.7 Landowner, applicant and study team	3
1.8 Strategic need and analysis of alternatives	3
1.9 Secretary's environmental assessment requirements	7
2.0 Description of the site and context and consents	10
2.1 Weigall Sports Ground and the SSDA site	10
2.2 Land ownership	19
2.3 Site context	19
2.4 Site analysis	27
3.0 The proposal	28
3.1 Overview	28
3.1 Demolition	33
3.2 Building 1 - Sport facilities building	34
3.3 Building 2 – Car Park	40
3.4 Height	43
3.5 Gross floor area	43
3.6 Setbacks	43
3.7 Access, parking and loading	45
3.8 Kiosk substation	45
3.9 Design	47
3.10 Landscape design	50
3.11 Tree removal and retention/protection	56
3.12 Signage	60
3.13 Fencing	60
4.0 Consultation	61
5.0 Environmental assessment	64
5.1 Statutory and strategic context – Overview	64
5.2 Statutory context	68
5.3 Policies	83
5.4 Operation	96
5.5 Built form and urban design	98
5.6 Environmental amenity	118
5.7 Staging	131
5.8 Transport and accessibility	132
5.9 Paddington Greenway	134

5.10 Ecologically sustainable development (ESD)	135
5.11 Heritage	136
5.12 Social Impacts	138
5.13 Aboriginal heritage	138
5.14 Noise and vibration	140
5.15 Contamination (including acid sulfate soils)	146
5.16 Geotechnical, hydrogeological and structural	150
5.17 Utilities	150
5.18 Contributions	151
5.19 Drainage (including rainwater reuse)	151
5.20 Flooding	152
5.21 Sediment, erosion and dust controls	153
5.22 Waste	153
5.23 Construction management including construction hours	154
5.24 Equitable access	157
5.25 BCA	157
6.0 Environmental risk assessment	158
7.0 Mitigation measures	159
8.0 Conclusion	161

Figures

1 Siting options – Comparative analysis	6
2 Site location	12
3 Site context	13
4 Weigall Sports Ground - Winter	14
5 Weigall 5 (6 x tennis/basketball courts) (to be demolished)	15
6 Car parking area accessed from driveway to Neild Avenue (to be demolished)	16
7 Barry Pavilion (to be demolished)	16
8 Cricket nets (to be demolished)	16
9 Weigall 3, Barry Pavilion and Weigall 5 (tennis/basketball courts)	17
10 Trees along the SSDA site frontage to Neild Avenue	18
11 Land ownership	20
12 Weigall Sports Ground	21
13 3D image of White City Redevelopment	22
14 3D image of the approved Hakoah Club	22
15 SGS Edgecliff Preparatory School on Alma Street (3 storeys)	23
16 Alma Street canary palms (heritage listed) and terrace houses	24
17 8 Vialoux Avenue (3 storeys)	24
18 9 Vialoux Avenue (SGS Headmaster's House)	24
19 Vialoux Avenue	25
20 25-27 Lawson Street (up to 5 storeys)	25
21 29-33 Lawson Street (up to 5 storeys)	25
22 Mixed use buildings on the former Advanx Tyres site (5 to 8 storeys)	26

23	Proposed site plan	32
24	Demolition plan	33
25	Building 1 - Proposed Basement Plan	35
26	Building 1 - Proposed Ground Plan	36
27	Building 1 - Proposed Mezzanine Plan	36
28	Building 1 - Proposed First Plan	37
29	Building 1 - Proposed Second Plan	37
30	Building 1 - Proposed Roof Plan	38
31	Building 1 – North Elevations	39
32	Building 1 – South Elevation	39
33	Building 1 – East Elevation	39
34	Building 1 – West Elevation	39
35	Building 2 – Car Park: Proposed Lower/Upper Ground Plan	40
36	Building 2 – Car Park: Proposed Lower/Upper First Plan	41
37	Building 2 – Car Park: North Elevation	41
38	Building 2 – Car Park: South Elevation	42
39	Building 2 – Car Park: East Elevation	42
40	Building 2 – Car Park: West Elevation	42
41	Proposed kiosk substation location	46
42	Photomontage of the Weigall Sports Complex (Buildings 1 and 2) from the north-west	47
43	Photomontage of the Weigall Sports Complex (Building 1) from the north	47
44	Photomontage of the Weigall Sports Complex (Building 1) from Vialoux Avenue	48
45	Photomontage of the Weigall Sports Complex (Building 1) from Neild Avenue	48
46	Photomontage of the Weigall Sports Complex (Building 1) from corner of Boundary Street and Neild Avenue	49
47	Photomontage of the Weigall Sports Complex (Building 2) from Alma Street	49
48	Landscape Plan: Building 1 – Sports Facilities Building	51
49	Landscape Sections: Building 1 – Sports Complex Building	52
50	Landscape Plan: Building 2 – Car Park	53
51	Landscape Elevation (west): Building 2 – Car Park	54
52	Deep soil plan	54
53	Tree canopy	55
54	Proposed trees, tree removal and tree protection plan	58
55	Woollahra LEP 2014: Land Zoning Map	75
56	Woollahra LEP 2014: Height of Buildings Map	76
57	Woollahra LEP 2014: Floor Space Ratio Map	77
58	Woollahra LEP 2014 & Sydney LEP 2012: Heritage Map	78
59	Woollahra LEP 2014: Flood Planning Map	79
60	Woollahra LEP 2014: Acid Sulfate Soils Map	80
61	Overview Woollahra LEP 2014 - Weigall 3 (part of Lot 2 DP 547260 and part of Lot 1 DP 311460)	81
62	Proposed site plan showing Woollahra LEP 2014 height & FSR standards	83
63	Significant views and vistas identified in Section C1.6.2 of the Woollahra DCP 2015	91
64	Existing Alma Street view from Lawson Street	91

65	Massing and scale: Building 1 – Sports Facilities Building	100
66	Building height: Building 1 – Sports Facilities Building	101
67	Massing and scale: Building 2 – Car Park	103
68	Building height: Building 2 – Car Park	104
69	Key map showing location of public domain views	105
70	View 01 – View adjacent to 5 & 7 Vialoux Avenue	106
71	View 03 – South East corner of Vialoux Avenue and Lawson Street	107
72	View 04 – Neild Avenue pedestrian crossing	108
73	View 05 – Intersection of Neild Avenue and Boundary Street	109
74	View 06 – Neild Avenue opposite Weigall entry gates	110
75	View 07 – Weigall Pavilion Roof (replicating view from railway)	111
76	View 08 – Corner New South Head Road and Neild Avenue	112
77	View 09 – Footpath on Neild Avenue	113
78	View 10 – Northern end of Alma Street	114
79	Proposed materials	117
80	Proposed southern boundary setbacks: Building 1 – Sports Facilities Building	119
81	Proposed southern boundary setbacks: Building 2 – Car Park	120
82	View impact: 5/8 Vialoux Avenue – Living room	128
83	View impact: 9/8 Vialoux Avenue – Living room and kitchen	129
84	View impact: 12/8 Vialoux Avenue – Living room	130
85	View impact: 204/18 Neild Avenue – Living room	130
86	Key sustainability design initiatives	135
87	Noise monitoring locations	141
88	Approximate remedial extend	147
89	Construction vehicle routes	156

Tables

1	Project team	4
2	Design objectives for the SGS Weigall Sports Complex	5
3	Summary of SEARs (SSD-10421)	8
4	Numeric overview	29
5	Proposed height	43
6	Proposed GFA/FSR, building footprint and setbacks	44
7	Proposed trees	55
8	Trees to be removed	57
9	Trees to be retained	59
10	Summary of consistency with strategic and statutory plans and policies	64
11	Compliance with SEPP 64, Schedule 1 Assessment Criteria	72
12	Overview Woollahra LEP 2014 Weigall 5 - Tennis Courts (Lot 1 DP 633259)	82
13	State priorities	84
14	Compliance with Woollahra DCP 2015: Chapter C1 – Paddington Heritage Conservation Area	89
15	Compliance with Woollahra DCP 2015: Chapter F2 – Educational Establishments	92
16	Implementation of CPTED principles	115

17	Overshadowing assessment	121
18	Summary of background noise levels at the site	140
19	Project amenity noise level criteria	142
20	Operational general waste and recycling	153
21	BCA Classification	157
22	Mitigation measures	159

Appendices

A	Secretary's Environmental Assessment Requirements (5 February 2020 and amended 26 May 2020)
B	Capital Investment Value Report, by WTP Australia
C	Architectural Design Report, by AJ+C
D	Architectural Plans, by AJ+C
E	Environmental Risk Assessment, by RUP
F	Operational Management Plan, by SGS
G	Indicative Usage Profile for the Weigall Sports Complex, by SGS
H	Traffic Impact Assessment Traffic Impact Assessment, Green Travel Plan and Construction Traffic Management Plan, by ptc
I	ESD Report, by Steensen Varming
J	Heritage Impact Assessment, by Paul Davis
K	Social Impact Assessment, by Chikarovski & Associates and RUP
L	Aboriginal Cultural Heritage Assessment (ACHA), by EcoLogical
M	Noise Impact Assessment, by White Noise
N	Lighting Design Report, by Steensen Varming
O	Contamination Reports, by Douglas Partners and JBS&G
P	Infrastructure Management Plan - Electrical and Telecommunications, by Steensen Varming
Q	Civil Engineering Plans and Report, by WSP
R	Flood Engineering Report, by Enstruct
S	Biodiversity Development Assessment Waiver Report, by Fraser Ecological
T	OEH BDAR Waiver (21 April 2020, amended on 14 July 2020)
U	Construction Waste Management Plan and Operational Waste Management Plan, by Waste Audit
V	Construction Management Plan, by ADCO
W	Section 10.7(2) and (5) Planning Certificates, Woollahra Council
X	Survey Plan, by Project Surveyors
Y	Visual Impact Assessment, by Urbis
Z	Landscape Plan, by Aspect
AA	Geotechnical Investigation, by Douglas Partners
BB	Structural Report, by Enstruct
CC	Access Design Assessment Report, by Design Confidence
DD	BCA Design Assessment Report, by Design Confidence
EE	Arboricultural Assessment Report, by TreeIQ
FF	Consultation Report, by Chikarovski & Associates

Abbreviations

AAGPS	Athletic Association of Great Public Schools
ACHAR	Aboriginal Cultural Heritage Assessment Report
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System
AJ+C	Allen Jack + Cottier Architects
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BC Regulation	Biodiversity Conservation Regulation 2017
BDAR	Biodiversity Development Assessment Report
CIV	Capital investment value
Council	Woollahra Council
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DPIE	NSW Department Planning, Industry & Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act, 1979
EP&A Reg	Environmental Planning and Assessment Regulation, 2000
EPI	Environmental Planning Instrument
ERA	Environmental Risk Assessment
ESD	Ecologically sustainable development
FSR	Floor space ratio
GANSW	Government Architect New South Wales
GFA	Gross floor area
GLA	General Learning Areas
HCA	Heritage Conservation Area
IPC	Independent Planning Commission
LGA	Local Government Area
OEH	Office of Environment and Heritage
PDHPE	Personal Development, Health and Physical Education
PV	Photovoltaic
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SGS	Sydney Grammar School
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for NSW
Woollahra DCP 2015	Woollahra Development Control Plan 2015
Woollahra LEP 2014	Woollahra Local Environmental Plan 2014

EXECUTIVE SUMMARY

Sport is an integral part of the Sydney Grammar School (SGS) curriculum. SGS's Senior School cannot accommodate its sport program on site and relies on external facilities which are limited and logistically difficult to manage. This environmental impact statement (EIS) describes and assesses a State Significant Development Application (SSDA) for the proposed Weigall Sports Complex which would consolidate SGS's sporting facilities to improve child protection, supervision and transport. In designing the Weigall Sports Complex, SGS consulted community and authority stakeholders and embraced their feedback to ensure that the project will be a polite addition to the site and its context.

THE SITE AND PROPOSAL

The SSDA site, which has an area of 9,955m², comprises part of Weigall Sports Grounds on Neild Avenue at Rushcutters Bay. SGS seeks consent for demolition of existing buildings and structures on the SSDA site and the construction and use of the proposed Weigall Sports Complex which comprises Building 1 - Sports Facilities Building and Building 2 – Car Park. A total of 102 car parking spaces are proposed.

CONSULTATION

Prior to lodging the DA, SGS and its consultant team consulted community and agency stakeholders. Consultation will continue throughout the assessment and construction process.

ENVIRONMENTAL ASSESSMENT

Strategic and statutory and context

The proposal is consistent with relevant strategic and statutory plans and policies.

Community use

SGS will actively seek opportunities for their facilities to be shared with the community outside of school hours. Community access is to be restricted to organisations (including Glenmore Park Primary School) to manage SGS's duty of care to its students and to minimise potential environmental impacts associated with wider community use (for example traffic, on-street car parking demand and noise).

Built form and design

A high standard of design is proposed and the built form and design of the proposal is appropriate as:

- The proposed height balances site constraints (including solar access and view sharing for neighbouring residential buildings, context building heights, flood protection and underground water table level which restricts excavation depth) with the functional requirements of the brief including minimum clearance heights
- Buildings are sited near existing/adjoining taller buildings to retain the open valley floor and Weigall playing fields
- Substantial setbacks and stepping are proposed along the southern boundary of the SSDA site, with landscaping proposed to offset the potential impacts of taller elements (including existing/proposed trees, dense understory planting and an arbour to the car park elevation).

Environmental amenity

- Privacy: Building 1 – Sports Facilities Building is internally orientated, except for the northern elevation which overlooks Weigall Sports Ground and not residential uses. Setbacks, landscaping (including existing and proposed trees) and fences provide an effective privacy screen for residents at 25-33 Lawson Street and 8 Vialoux Avenue.
- Overshadowing: Detailed shadow diagrams have been prepared. They show at least 2 hours of sunlight will be retained to the living rooms of nearby dwellings. The ability to retain full sunlight to the affected properties is limited as the SSDA site is not occupied by any buildings.

- Noise: A Noise Impact Assessment (operational and construction) has been prepared which makes recommendations to mitigate noise impacts.
- Views: A detailed View Impact Assessment has been prepared which concludes that the view impact of the proposal is acceptable noting that new buildings have been massed and located skilfully to minimise view loss.
- Wind: Wind conditions after completion of the Weigall Sports Complex are expected to be consistent with existing conditions.
- Lighting: Lighting will be located and designed to minimise light spill.

Transport, car parking and accessibility

Onsite parking for 102 cars is proposed to meet the peak demand of the Weigall Sports Complex (which occurs in summer on Saturdays). Traffic generated by the Weigall Sports Complex will not diminish intersection performance. An on-site pick-up/drop-off facility is proposed to meet demand generated by the Weigall Sports Complex. To reduce existing congestion in and around Alma Street, the proposal includes use of Building 2 – Car Park for SGS Edgecliff Preparatory School queuing during the morning and afternoon pick up (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex).

A Traffic Impact Assessment has been prepared which endorses the project from a traffic perspective.

Ecologically sustainable development

The proposal will achieve an informal Green Star rating of 4-Stars which is considered 'Best Practice' equivalency outcome.

Heritage

The site is not a heritage item. It is located in the Paddington Heritage Conservation Area. A Heritage Impact Assessment has been prepared which concludes that:

- None of the elements to be removed have heritage significance or contribute to the heritage significance of the precinct
- The site's contribution to the conservation area (as a former market garden and now SGS's sports fields) will not be impacted by the proposal
- The proposal is consistent with the relevant heritage provisions
- The proposed contemporary buildings are well-designed and make a positive contribution to the area through design and siting.

Social impact

A Social Impact Assessment has been prepared identifying the following social impacts:

- Positive
 - Improved access to safe sporting facilities for students of the school
 - Potential for community use of sport and recreational facilities
 - Opportunities to improve connections between the school and the local community
 - Job creation during and post construction
 - Opportunity to showcase local culture and history.
- Negative
 - Impacts from construction on nearby residents
 - Potential to increase pedestrian and vehicular traffic to the area.

The following mitigation measures are proposed to manage the potential negative social impacts:

- Establish a Community Consultative Committee during the construction phase of the project as a forum for community participation
- Continue to investigate options for the local community to use the facilities

- Ensure measures are in place to control use of the parking facility and implement on-site queuing for the morning and afternoon pick up at the Edgecliff Preparatory School on Alma Street
- Implement measures to promote safety and security.

Aboriginal heritage

An Aboriginal Cultural Heritage Assessment (**ACHA**) has been prepared which found that:

- No Aboriginal sites were identified within the study area (being all of Weigall)
- All sections of the study area have been subjected to high levels of ground disturbance
- All sections of the study area were found to have a low archaeological potential
- No direct impacts from the project on Aboriginal cultural heritage have been identified.

Biodiversity

The Office of Environment and Heritage has granted a waiver for the preparation of a Biodiversity Development Assessment Report (**BDAR**).

Contamination (including acid sulfate soils)

The following assessments have been prepared:

- Preliminary Site Investigation (**PSI**)
- Detailed Site Investigation (**DSI**) including a human health risk assessment (**HHRA**)
- Remediation action plan (**RAP**), preliminary acid sulfate soil management plan and Unexpected Finds Protocol
- Hazardous Material Survey (**HMS**).

Subject to the implementation of the RAP, the site can be made suitable for the proposed uses.

Utilities and drainage

Utilities servicing the site will be upgraded where required to meet increased demand (including a new kiosk substation). A stormwater concept accompanies the EIS.

Flooding

Weigall Sports Ground is flood affected. A Flood Engineering Report has been prepared which concludes that the flood impact of the proposal on surrounding properties would be negligible and that the proposal responds to flood risk including the Probable Maximum Flood.

Waste

Waste Management Plans have been prepared addressing the demolition/construction and operational phases of development.

Construction

A Construction Management Plan has been prepared (construction period of 18-20 months).

BCA and accessibility

The proposal will achieve compliance with the Building Code of Australia and relevant accessibility standards, as detailed in the specialist BCA and Accessibility Reports.

Geotechnical and structural report

Geotechnical and structural investigations have been carried out.

ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

This EIS sets out the undertakings made by SGS to manage and minimise potential impacts arising from the development.

CONCLUSION

The proposal has considerable merit and will have minimal and reasonable environmental effects that can be effectively managed. It is therefore requested that the Minister for Planning and Public Spaces, his delegate or the Independent Planning Commission approve the proposal.

1.0 Introduction

1.1 About Sydney Grammar School

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

SGS 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 populations at St Ives, Edgecliff and College Street are respectively around 400, 300 and 1,150 boys annually.

1.2 The teaching philosophy of Sydney Grammar School and why sport is important for education

Sport is an integral part of the SGS curriculum. SGS 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.

SGS believes that team and individual sporting activities provide valuable avenues for students to be healthy, develop physical skills, develop teamwork and camaraderie, accept success and defeat intellectually and gracefully, develop leadership opportunities, make new friends and to have fun.

1.3 Sporting activities at Sydney Grammar School

SGS has been 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.

1.4 The site and proposal

The site comprises part of Weigall Sports Ground on Neild Avenue at Rushcutters Bay (the SSDA site).

As illustrated on the architectural plans prepared by AJ+C, the proposal described in this EIS comprises:

1. **Demolition** of the following existing structures and buildings (which are not heritage significant) at the southern edge of the Weigall Sports Ground:
 - (a) Multipurpose/tennis courts and associated fencing;
 - (b) Barry Pavilion;
 - (c) The existing cricket nets off Alma Street; and
 - (d) Paved car park near Neild Avenue.
2. **Construction** of the SGS Weigall Sports Complex comprising the following:
 - (a) Building 1 - Sports Facilities Building accommodating the following facilities:

¹ Text from Sydney Grammar School 2019 Prospectus.

- (i) Ground floor: Main pool, programme pool, terrace/assembly facing Weigall, entry foyer, offices, change rooms, back of house, services and external car parking (5 spaces) and loading
 - (ii) Mezzanine floor: Spectator terrace and services
 - (iii) First floor: Multipurpose sports hall 01 – basketball and volleyball, Multipurpose sports hall 02 –cardio, weights, taekwondo, fencing, PDHPE, change rooms, storage and services
 - (iv) Level 2: Multipurpose room 04; Multipurpose sports hall 03 –cardio, weights, taekwondo, fencing, PDHPE, storage and services
 - (v) Driveway entry from Neild Avenue (comprising relocation of the existing driveway southwards with the existing driveway potentially retained for maintenance access);
 - (b) **Building 2 – Car Park** comprising an ancillary car park of one/two split levels accommodating 93 spaces with an additional 4 spaces on grade, accessed from the existing driveway entry from Alma Street (located on the existing cricket nets site). The lower ground level includes the flexibility to be used as an extension of the existing playing fields;
 - (c) **Parking** for a total of 102 cars comprising:
 - (i) Building 1: 5 spaces
 - (ii) Building 2: 97 spaces (93 within the building and 4 at grade);
 - (d) **Landscaping** of the site including tree removal/retention/replacement, paths, fencing and lighting;
 - (e) **Building identification signage**; and
 - (f) **New kiosk substation**.
3. **Use** of the completed building as an *educational establishment* with external/community use of the proposed facilities that coordinates with the programming of SGS.

The proposal does not include any of the following:

- General learning areas (GLA)
- An increase in the existing student population.

1.5 Cost of development, jobs and consent authority

Under the *State Environmental Planning Policy State and Regional Development 2011 (SEPP SRD)*, a project will be a State Significant Development (SSD) if it falls into one of the classes of development listed in Schedule 1 of SEPP SRD. Alterations and additions to an existing school with a *capital investment value*² (CIV) of more than \$20 million are identified as SSD (SEPP SRD, Schedule 1, cl. 15(2)).

The proposal is a SSD as it has a CIV of \$54.4 million, as shown in the Capital Investment Value Report, by WTP Australia (**Appendix B**).

² Pursuant to the *Environmental Planning and Assessment Regulation 2000*, cl. 3:

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

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

The proposal will generate the following additional employment:

- 155 full time equivalent (**FTE**) construction jobs (as estimated by WTP Australia, **Appendix B**)
- Four operational jobs.

The Minister for Planning and Public Spaces, his delegate or the Independent Planning Commission (**IPC**) will be the consent authority.

1.6 Design excellence

SGS prepared a long list of architects which was reduced to a short list of the following three practices which were invited to submit proposals and then underwent a substantial interview process:

- Allen Jack + Cottier Architects (**AJ+C**)
- Cox Richardson
- Tonkin Zulaikha Greer.

Following a comprehensive assessment of the entries by SGS and its advisors; AJ+C was selected as the winning architect in October 2019.

1.7 Landowner, applicant and study team

The site is owned by SGS who is also the applicant. **Table 1** sets out the project team.

1.8 Strategic need and analysis of alternatives

1.8.1 Strategic need for the proposal

SGS's Senior School on College Street in the City cannot accommodate its sport program and relies on external facilities which are limited and logistically difficult to manage. SGS is finding it increasingly difficult to accommodate sport programs and popular and dominant sports have limited offerings due to student demand and limited or no facilities.

The proposed Weigall Sports Complex would meet the sport and Personal Development, Health and Physical Education (**PDHPE**) needs of the SGS community and reduce reliance on external facilities enabling greater supervision and protection of students. It would update the SGS sporting facilities, provide all-weather sporting facilities for Edgecliff Preparatory School and accommodate an increased swimming and basketball sport program. The SGS tennis program would be relocated away from Weigall Sports Ground.

Table 2 sets out SGS's five design objectives for the project.

Table 1 – Project team

Discipline	Consultant
Aboriginal Heritage (ACHAR)	Eco Logical
Arboricultural Consultant	Tree iQ
Architect	AJ+C
BCA and access Consultant	Design Confidence
Biodiversity (BDAR)	Fraser Ecological
Civil, Hydraulic and Fire	Warren Smith & Partners (WSP)
Community engagement and social impact	Chikarovski and Associates
Construction and operational noise	White Noise
Construction management	ADCO Constructions Pty Ltd
Contamination/remediation	JBS&G
Development Management	Jattca
Environmental	JBS&G
Façade	Prism
Flood	Enstruct
Geotech	Douglas Partners
Heritage	Paul Davies
Land Surveyor	Project Surveyors
Landscape Architect	Aspect
Mechanical, ESD, electrical, lighting and VT	Steensen Varming
Pool design	Geoff Nines Fong and Partners
Quantity Surveyor	WTP Australia
Sports Consultant	RMP & Associates
Structure	Enstruct
Town Planner	Robinson Urban Planning (RUP)
Traffic and transport	ptc
View impact	Urbis
Waste Management	Waste Audit

Table 2 – Design objectives for the SGS Weigall Sports Complex

Governing Principle	Detail
A. MASTERPLAN OF THE SITE	The school's masterplan provides context for the building and utilisation of the site
B. 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 benefit
C. 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.
D. 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.
E. 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.

1.8.2 Alternative options

The Architectural Design Report by AJ+C (**Appendix C**) analyses four siting options for the Weigall Sports Complex in light of the following measures:

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

The comparative analysis is shown at **Figure 1** below, noting that Option 1 is the preferred siting option (being the project described and assessed in this EIS).



Figure 1 – Siting options – comparative analysis (Source: AJ+C)

1.9 Secretary's environmental assessment requirements

The NSW Department of Planning, Industry & Environment (**DPIE**) issued Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of an EIS for the proposal on the 5 February 2020 which were amended on 26 May 2020 to respond to a revised layout (included at **Appendix A**). The SEARs were accompanied by advice from relevant agencies including detailed comments from Woollahra Council.

Table 3 provides a summary of the matters listed in the SEARs and identifies the relevant section or appendix of the EIS that addresses the requirements.

Table 3 – Summary of SEARs (SSD-10421)

SEARs	EIS section or appendix
General Requirements	
• QS calculation of CIV	Section 1.5 & Appendix B
• Construction jobs	Section 1.5 & Appendix B
• Operational jobs	Section 1.5
• Certification of accuracy	Page ii
• Environmental Risk Assessment	Section 6.0 & Appendix D
Key Issues	
1. Statutory and strategic context	Sections 5.1 & 5.2
2. Policies	Section 5.3
3. Operation	Sections 5.4 & Appendices F & G
4. Built form and urban design	Sections 5.5 & Appendix C
5. Environmental amenity	Section 5.6
6. Staging	Section 5.7
7. Transport and accessibility	Section 5.8 & Appendix H
8. Ecological sustainable development (ESD)	Section 5.10 & Appendix I
9. Heritage	Section 5.11 & Appendix J
10. Social impact	Section 5.12 & Appendix K
11. Aboriginal heritage	Section 5.13 & Appendix L
12. Noise and vibration	Section 5.14 & Appendix M
13. Contamination	Section 5.15 & Appendix O
14. Utilities	Section 5.17 & Appendix P
15. Contributions	Section 5.18
16. Drainage	Section 5.19 & Appendix Q
17. Flooding	Section 5.20 & Appendix R
18. Biodiversity assessment	Section 5.2.1 & Appendices S & T
19. Sediment, erosion and dust controls	Section 5.21 & Appendix Q
20. Waste	Section 5.22 & Appendix U
21. Construction hours	Section 5.23 & Appendix V
Plans and documents	
• A section 10.7(2) and (5) Planning Certificates	Appendix W
• Architectural drawings	Appendix D
• Site Survey Plan	Appendix X
• Site Analysis and Context Plans	Appendix C
• Sediment and Erosion Control Plan	Appendix Q
• Shadow Diagrams	Appendices C & D
• View analysis, photomontages and architectural renders	Appendices C & Y

SEARs	EIS section or appendix
• Landscape architectural drawings	Appendix Z
• Design Report	Appendix C
• Visual Impact Assessment	Appendix Y
• Geotechnical Hydrogeological and Structural Report	Appendices AA & BB
• Accessibility Report	Appendix CC
• Arborist Report and Tree Protection Plan	Appendix EE
• In situ waste classification and assessment	Appendix U
• Flooding Study including an overland flow assessment	Appendix R
• Acid Sulphate Soils Management Plan	Appendix O
• Schedule of materials and finishes	Appendices C & D
Consultation	Section 4.0 & Appendix FF
Woollahra Council Requirements	
• Policies (including Woollahra Development Control Plan 2014 – Chapter F2 Educational Establishments)	Section 5.3.0
• Site Drainage	Section 5.19 & Appendix Q
• Flooding and Overland Flow	Section 5.20 & Appendix R
• Traffic and Parking	Section 5.8 & Appendix H
• Geotechnical and Hydrogeological Investigation and Report	Section 5.8 & Appendix AA
• Construction Methodology Construction Management Plan	Section 5.23 & Appendix V
• Heritage	Section 5.11 & Appendix J
• Architecture/urban design	Section 5.5 & Appendices C & D
• Hazardous Materials Survey & Management Plan	Section 5.15.2 & Appendix O
• Acid Sulfate Soils Management Plan	Section 5.15 & Appendix O
• In Situ Waste Classification & Assessment	Section 5.22 & Appendix U
• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Section 5.2.6
• Survey Plan	Appendix X
• Arboricultural Impact Assessment Report and Tree Protection Plan	Section 3.11 & Appendix EE
• Landscape Plan	Section 3.10 & Appendix Z
• Paddington Greenway Project	Section 5.9 & Appendix C

2.0 Description of the site and context and consents

2.1 Weigall Sports Ground and the SSDA site

2.1.1 Overview

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

- | | |
|----------|--|
| Location | <p>The SSDA site is part of the Weigall Sports Ground located on Neild Avenue at Rushcutters Bay. Weigall is bordered by the following (see Figure 2):</p> <ul style="list-style-type: none"> • Neild Avenue to the west and mixed use buildings on the former Advanx Tyre site (Neild Avenue is classified as a regional road and also forms part of the State Road MR625 managed by Transport for NSW) • State Rail land and the Eastern Suburbs Railway viaduct to the north • White City (occupied by the Hakoah Club and Maccabi Tennis Club), SGS Edgecliff Preparatory School, Vialoux Avenue, Alma Street and residential development to the south and south-east • Residential development to the south and north-east • A Sydney Water stormwater channel which traverses the site • A right of way from Alma Street, benefiting the site, which crosses the former White City. |
|----------|--|

Weigall accommodates SGS's sports facilities (cricket, rugby, football, tennis and basketball), pavilion buildings, various grandstands and amenities.

- | | |
|----------------|--|
| Use of Weigall | <ul style="list-style-type: none"> • Weigall 1 - 3: Rugby fields, cricket, football • Weigall 4: New soccer fields, car parking • Weigall 5: Tennis/basketball courts, car parking • Weigall 6: Basketball courts • Weigall Pavilion: Change rooms, storage, function area, kitchen • Across the site: Grandstands, amenities. |
|----------------|--|

The SSDA site comprises part of Weigall 3 and all of Weigall 5 (See **Figures 3 & 4**).

- | | |
|----------|---|
| Lots/DPs | <p>Weigall Sports Ground comprises the following allotments (lots included in the SSDA site are underlined³):</p> <ul style="list-style-type: none"> • <u>Lot 1 DP 633259</u> • <u>Lot 2 DP 547260 (part)</u> • <u>Lot 1 DP 311460 (a small portion only)</u> • Lot 1 DP 1114604 • Lot 2 DP 1114604 |
|----------|---|

A number of additional lots are leased by SGS (owned by State Rail and others).

³ The SSDA site had been refined since the Amended Request for SEARs was submitted in May 2020 to include land required for an accessible ramp from proposed Building 1 – Sports facilities building to the Weigall fields. A small portion of Lot 1 DP 311460 which adjoins proposed Building 2 – Car park was also added to the site. This increases the SSDA site area from 9,250m² (as noted in the SEARs request) to 9,955m².

Site area ⁴	<ul style="list-style-type: none"> • Weigall Sports Grounds: 4.99ha • SSDA site: 9,955m²
LGA	The SSDA site is in Woollahra local government area (LGA). Land to the west is in the City of Sydney (the boundary between the City of Sydney and Woollahra LGAs is the centre line of Neild Avenue).
LEP/DCP	<ul style="list-style-type: none"> • Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) • Woollahra Development Control Plan (Woollahra DCP). <p>Section 10.7(2) and (5) Planning Certificates for the SSDA site are attached at Appendix T.</p>
History	<p>Weigall Sports Ground is located between the traditional lands of the Birrabirrigal and the Cadigal peoples of the coastal language groups. Earlier post colonisation uses include market gardens first worked by Europeans then later by Chinese gardeners.</p> <p>In 1907, SGS purchased seven and a half acres of the Booth Estate (formerly Thomas's grant) at a price of 500 pounds per acre, in order to establish a sportsground. The new sportsground site (formerly part of the Chinese market gardens) presented an opportunity to establish a sporting facility in easy distance from the main SGS school on College Street. The sportsground is named after Albert Bythessea Weigall, Headmaster of SGS from 1867-1912, and a keen advocate for the provision of a sportsground for his pupils. More information on the site's history is set out in the Heritage Impact Assessment by Paul Davies and the Aboriginal Cultural Heritage Assessment Report (ACHAR) by Eco Logical at Appendices H and J).</p>

⁴ Ibid.

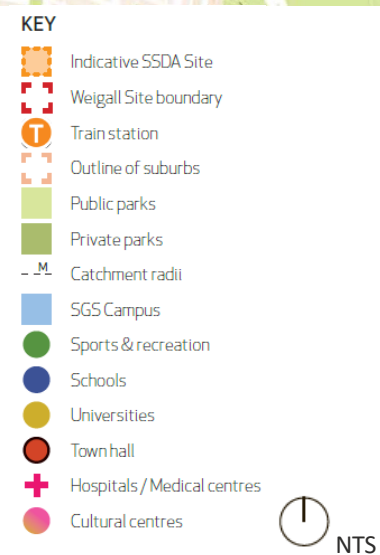
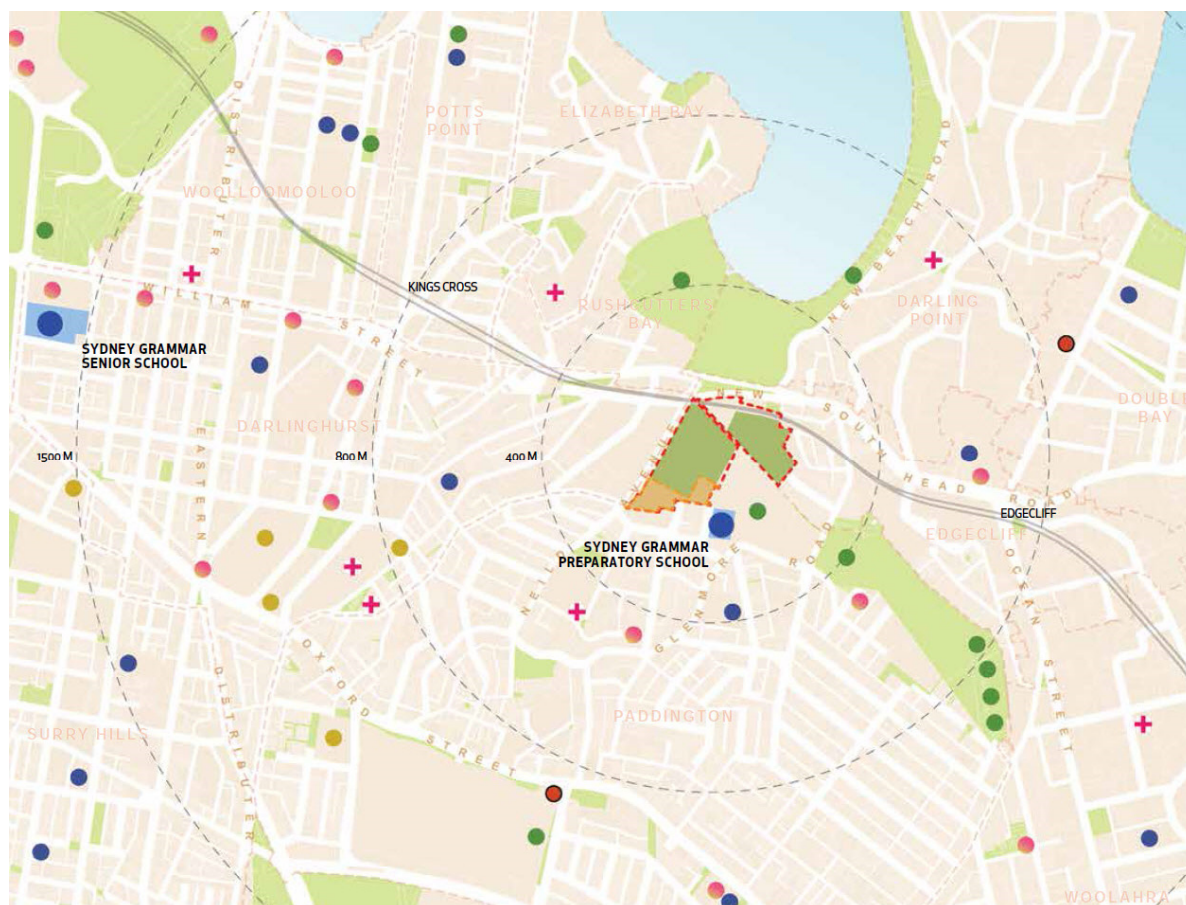





Figure 2 – Site location (Source: AJ+C)



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

KEY

-  Indicative SSDA Site
-  Weigall Site boundary
-  Existing vehicle entry/exit to Site

Views A – J are illustrated in the Architectural Design Report (**Appendix C**)



Figure 3 – Site context (Source: Source: AJ+C)

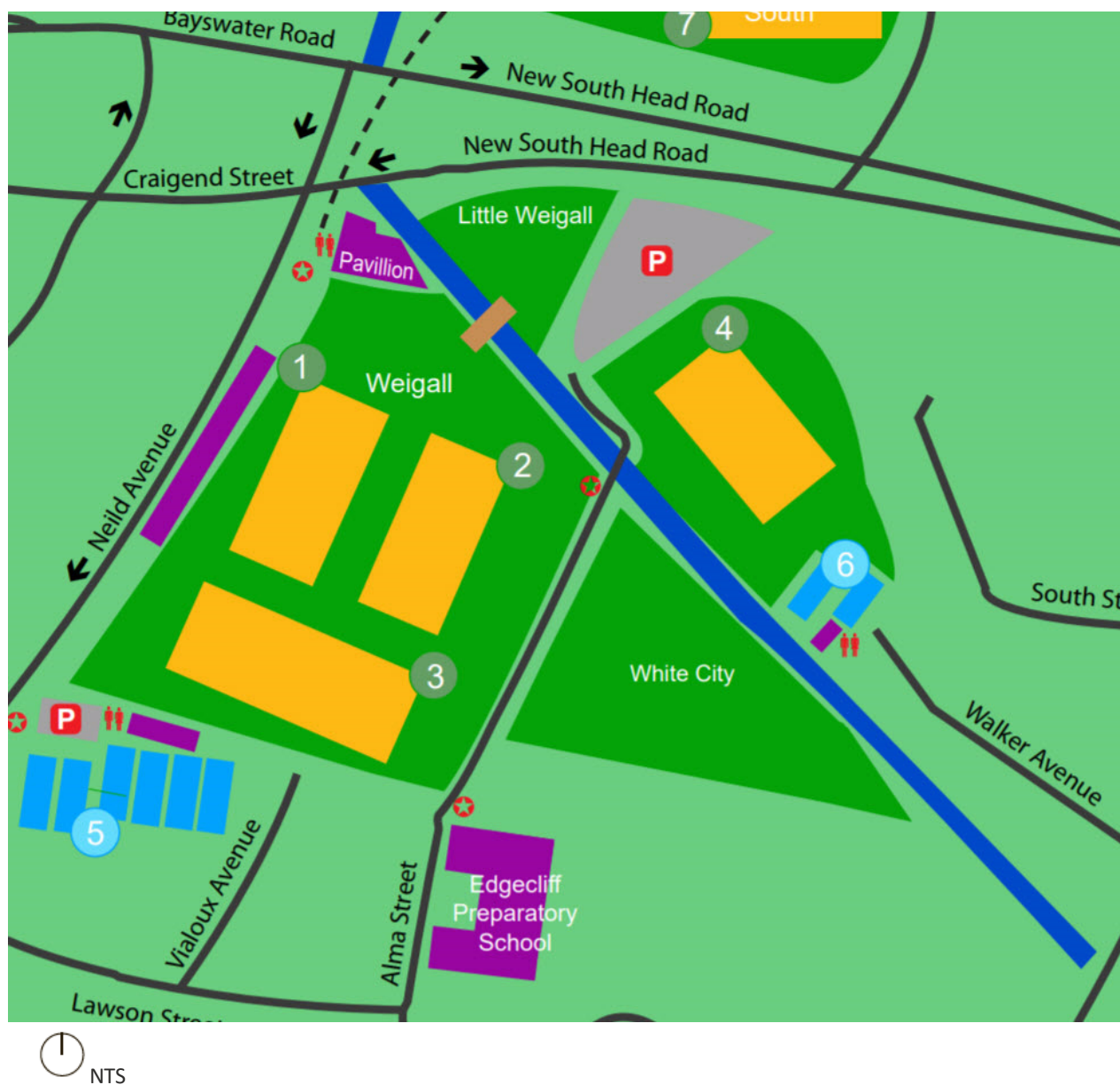


Figure 4 – Weigall Sports Ground - Winter (Source: https://www.sydgram.nsw.edu.au/files/Weigall_Sports_Ground_Winter.pdf)

2.1.2 Existing uses, buildings and structures

The SSDA site represents about 20% of the Weigall Sports Ground (9,955m² out of 4.99ha). It sits at the southern end of Weigall and is occupied by the following existing uses:

- Six tennis/basketball courts on Weigall 5 which have chain wire perimeter fencing
- Parking for seven cars accessed from a driveway to Neild Avenue (the parking area is also used to store rubbish bins)
- Barry Pavilion which is used as a covered viewing area for the tennis/basketball courts on Weigall 5 and sports played on Weigall 1, 2 and 3. It provides storage and amenities at the lower ground level
- Barbecue adjoining Barry Pavilion
- Lawn, trees and berm on Weigall 3
- Cricket nets
- Trees along the frontage to Neild Avenue and southern boundary
- Driveway access from Alma Street.

Weigall Sports Ground is used extensively by SGS students including weekday sports training, weekend competition sport and army and air force cadets parades. SGS Edgecliff Preparatory School students use Weigall daily for before school fitness training, recess and lunch play, physical education and school holiday camps. Social distancing requirements during the COVID-19 pandemic have increased the Preparatory School's use of Weigall.

Photographs of the SSDA site following at **Figures 5 to 11**.



Figure 5 – Weigall 5 (6 x tennis/basketball courts) (to be demolished)



Figure 6 – Car parking area accessed from driveway to Neild Avenue (to be demolished)



Figure 7 – Barry Pavilion (to be demolished)



Figure 8 – Cricket nets (to be demolished)



Figure 9 – Driveway access from Alma Street



Figure 10 – Weigall 3, Barry Pavilion and Weigall 5 (tennis/basketball courts)



Figure 11 – Trees along the SSDA site frontage to Neild Avenue

2.1.3 Approvals

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

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

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

2.2 Land ownership

Figure 12 identifies properties owned by SGS on and around the SSDA site. It shows that dwellings to the immediate south of the site at 24 Alma Street and 9 Vialoux Avenue are owned and occupied by SGS.

2.3 Site context

More information on the context surrounding the SSDA site follows.

2.3.1 North (Weigall Sports Ground and Eastern Suburbs Railway)

Weigall Sports Ground is to the immediate north of the SSDA site comprising:

- Weigall 1, 2 and 3 (rugby, cricket and football)
- Weigall 4 (football and car parking)
- Weigall 6 (basketball)
- Weigall Pavilion.

Weigall is traversed by the elevated Eastern Suburbs Railway Viaduct and a Sydney Water stormwater channel. Photographs follow at **Figures 13**.

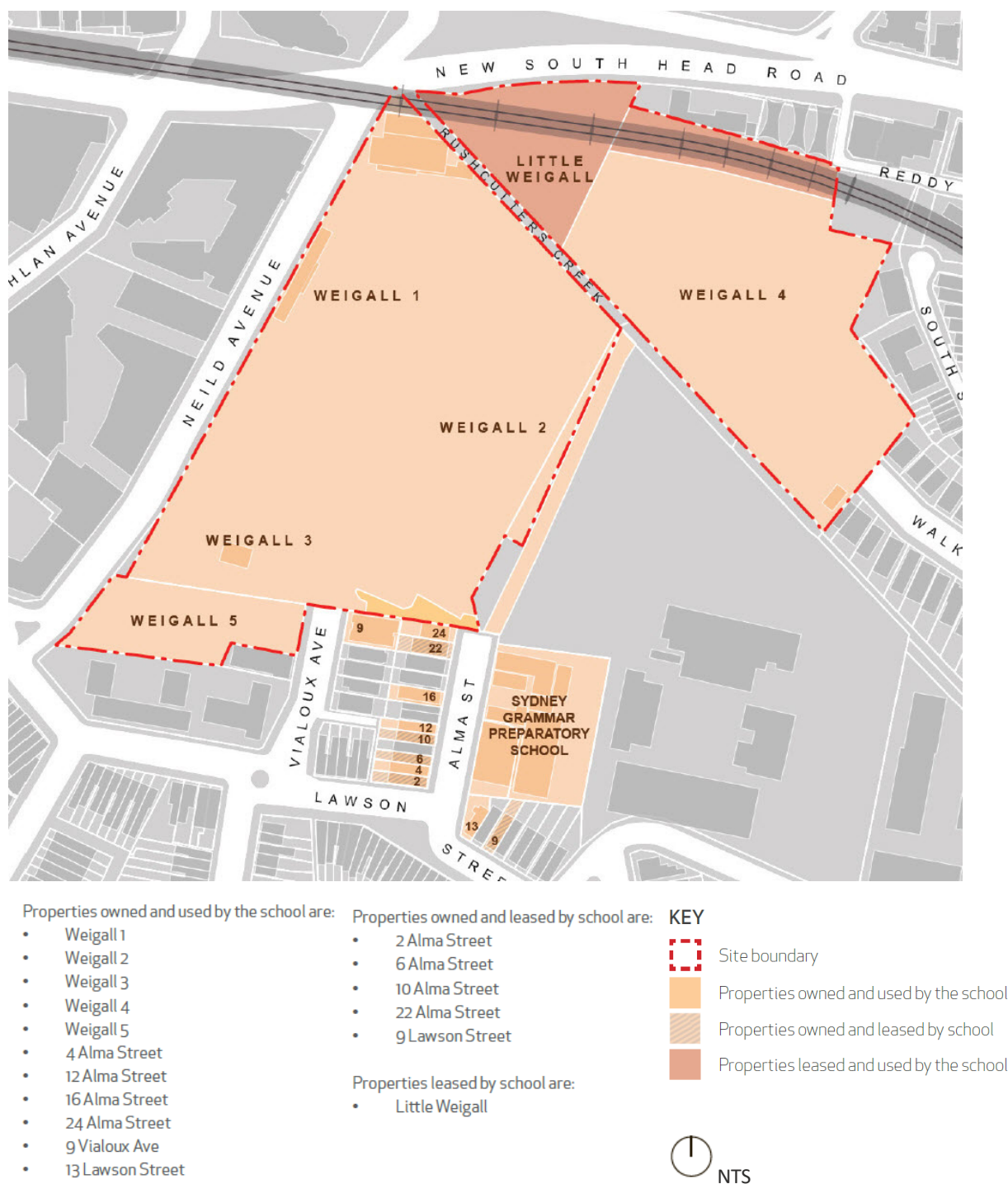


Figure 12 – Land ownership (Source: Source: AJ+C)



Weigall 1, 2 and Cricket Nets



Weigall 1



Weigall 3 (Little Weigall) & Railway Viaduct



Sydney Water stormwater channel



Old Sydneians Stand



Weigall Pavilion

Figure 13 – Weigall Sports Ground

2.3.2 East (former White City, now owned and used by Hakoah Club/Maccabi Tennis)

The former White City (now occupied by the Hakoah Club/Maccabi Tennis) at 30 Alma Street, Paddington is to the east of the SSDA site. It is a large site (2.9 ha) with an irregular shape. A right-of-way runs along the western boundary of White City providing vehicular and pedestrian access to the northern end of Weigall. The former White City, like most of Weigall Sports Ground, is in Zone RE2 - Private Recreation under Woollahra LEP 2014. It presently accommodates external car parking, football fields, tennis courts owned and operated by Maccabi tennis, centre court and grandstand, clubhouse and other buildings. Some of the buildings are in a dilapidated state. The former White City is subject to the following consents:

- Concept DA 2015/438/2 approved on 15 December 2015 by the then Joint Regional Planning Panel. The concept development includes a new club, sporting facilities, community space, child care centre, café and shop.
- Detailed design DA 477/2019 approved on 3 September 2020 by the Sydney Eastern City Planning Panel. The development includes detailed design for the first stage of development including multipurpose sporting facilities, registered club facilities (two/three storeys with a height of up to 19.35m) and site remediation. Images of the approved first stage development follow at **Figures 14 and 15**.



Figure 14 – 3D image of White City Redevelopment (Source: CotteeParker JPRA Drawing No. A0202_01)



Figure 15 – 3D image of the approved Hakoah Club (Source: Cottee Parker JPRA Drawing No. A0208_01)

2.3.3 South (Vialoux Avenue, Lawson Street and Alma Street)

The following uses are to the south of the SSDA site:

- SGS Edgecliff Preparatory School on the eastern side of Alma Street (three storeys with basement parking)
- Dwellings houses at 2 to 24 Alma Street (one and two storeys) (24 Alma Street is occupied by the Weigall Sports Grounds care taker)
- Alma Street with central canary palms (local heritage item pursuant to Woollahra LEP 2014) which provides vehicular access to Weigall Sports Ground and the former White City
- Dwelling houses (two to three storeys) at 1 to 9 Vialoux Avenue (including the SGS headmaster's house at 9 Vialoux Street which is orientated to and has vehicular access from Weigall)
- Residential flat building (three storeys) at 8 Vialoux Avenue
- Residential flat buildings at 25-27 and 39-33 Lawson Street (up to five storeys)
- Vialoux Avenue (there are two service gates at the northern and western end of Vialoux Avenue but no other vehicular or pedestrian access to Weigall).

Photographs of these uses follow at **Figures 16 to 22**.



Figure 16 – SGS Edgecliff Preparatory School on Alma Street (3 storeys)



Figure 17 – Alma Street canary palms (heritage listed) and terrace houses



Figure 18 – 8 Vialoux Avenue (3 storeys)



Figure 19 – 9 Vialoux Avenue (SGS Headmaster's House)



Figure 20 – Vialoux Avenue



Figure 21 – 25-27 Lawson Street (up to 5 storeys)



Figure 22 – 29-33 Lawson Street (up to 5 storeys)



2.3.4 West (Neild Avenue and former Advanx Tyre site)

Mixed use buildings on the former Advanx Tyres site (in the City of Sydney) are to the west of the SSDA site, beyond Neild Avenue. Building heights range from five to eight storeys. The former Advanx Industrial Car Assembly Hall including interior (now a restaurant) on Neild Avenue is a heritage item pursuant to Sydney LEP 2012. Photographs follow at **Figure 23**.



Figure 23 – Mixed use buildings on the former Advanx Tyres site (5 to 8 storeys)

2.4 Site analysis

The Architectural Design Report by AJ+C (**Appendix C**) and specialist consultant reports appended to the EIS identify the following site opportunities and constraints which have influenced the siting and design of the proposed Weigall Sports Complex.

2.4.1 Opportunities

The SSDA site:

- Forms part of the large Weigall Sports Ground and has only one immediate residential boundary (to the south)
- Is located at the southern end of Weigall Sports Ground which enables co-location of new and existing built forms and preserves the Weigall ovals (for summer and winter activities) and open valley floor
- Does not accommodate any substantial building infrastructure
- Does not accommodate any heritage listed or heritage significant buildings/structures and does not adjoin any heritage buildings (the canary pines on Alma Street are heritage listed)
- Is located in the vicinity of existing tall buildings (5 to 8 storeys on the former Advanx Tyres site, 3 to 5 storeys to the south at 25-33 Lawson Street, 3 storeys at 8 Vialoux Avenue, 3 storeys at SGS Edgecliff Preparatory School on Alma Street and 3 to 4 storeys approved on the former White City)
- Adjoins terrace houses on Alma Street and Vialoux Avenue that are owned/occupied by SGS
- Is relatively flat (RL 6), with a landscaped embankment falling towards the Weigall ovals
- Is less flood affected when compared with the wider Weigall Sports Ground
- Is relatively free of easements
- Is not affected by the Eastern Suburbs Railway Viaduct, Sydney Water stormwater channel or high voltage cable
- Has pedestrian and vehicular access to Neild Avenue and Alma Street
- Adjoins the former White City (to the east) which is to be contemporaneously developed by the Hakoah Club and Maccabi Tennis Club offering an opportunity to improve pedestrian safety at the Alma Street driveway
- Accommodates mature planting along its frontage to Neild Avenue, Vialoux Avenue and the southern side boundary
- Is largely paved and the footprint of the Weigall Sports Complex buildings can be sited to minimise any increase in impervious surfaces
- Is largely free of contamination with only a small area of land requiring remediation.

2.4.2 Constraints

The SSDA site:

- Is located within the Paddington Heritage Conservation Area (**HCA**) necessitating a sensitive design response
- Has an interface with residential flat buildings to the south (8 Vialoux Avenue and 25-33 Lawson Street) and west (on the former Advanx Tyres site) and adverse amenity impacts should be minimised (using the controls in Woollahra DCP 2015 and the Apartment Design Guide (**ADG**) as a useful assessment tool)
- Is affected by acid sulfate soils and groundwater (limiting excavation depth)
- Is in a flood planning area.

3.0 The proposal

3.1 Overview

As illustrated on the Architectural Plans prepared by AJ+C (**Appendix D**), the proposal comprises:

1. **Demolition** of the following existing structures and buildings (which are not heritage significant) at the southern edge of the SGS Weigall Sports Ground:
 - (a) Multipurpose/tennis courts and associated fencing
 - (b) Barry Pavilion
 - (c) The existing cricket nets off Alma Street
 - (d) Paved car park near Neild Avenue.
2. **Construction** of the SGS Weigall Sports Complex comprising the following:
 - (a) **Building 1 – Sports Facilities Building** accommodating the following facilities:
 - (i) Ground floor: Main pool, programme pool, terrace/assembly facing Weigall, entry foyer, offices, change rooms, back of house, services and external car parking (5 spaces) and loading
 - (ii) Mezzanine floor: Spectator terrace and services
 - (iii) First floor: Multipurpose sports hall 01 – basketball and volleyball, Multipurpose sports hall 02 –cardio, weights, taekwondo, fencing, PDHPE, change rooms, storage and services
 - (iv) Level 2: Multipurpose room 04; Multipurpose sports hall 03 –cardio, weights, taekwondo, fencing, PDHPE, storage and services
 - (v) Driveway entry from Neild Avenue (comprising relocation of the existing driveway southwards with the existing driveway potentially retained for maintenance access)
 - (b) **Building 2 – Car Park** comprising an ancillary car park of one/two split levels accommodating 93 spaces with an additional 4 spaces on grade, accessed from an existing entry from Alma Street (located on the existing cricket nets site). The lower ground level includes the flexibility to be used as an extension of the existing playing fields
 - (c) **Parking** for a total of 102 cars comprising:
 - (i) Building 1: 5 spaces
 - (ii) Building 2: 97 car spaces (93 within the building and four at grade)
 - (d) **Landscaping** of the site including tree removal/retention/replacement, paths, fencing and lighting
 - (e) **Building identification signage**
 - (f) **New kiosk substation.**
3. **Use** of the completed building as an educational establishment with external/community use of the proposed facilities that coordinates with the programming of the SGS.

The proposal does not include any of the following:

- General learning areas (**GLA**)
- An increase in the existing student staff population.

Table 4 summarises the key numerical aspects of the proposal and a proposed site plan follows at **Figure 24**.

The architectural, stormwater and landscape drawings for which consent is sought are listed in **Table 5** and included in **Appendices C, Q and Z** (respectively).

Table 4 – Numeric overview

	Proposed
SSDA site area (m²)	
• Zone R3 – Medium Density Residential	3,250
• Zone RE2 – Private Recreation	6,705
• Total SSDA site area	9,955
GFA (m²)	
• Building 1 – Sports Facilities Building	6,220
• Building 2 – Car Park	0
• Total GFA	6,220
Building height (m)	
• Building 1 – Sports Facilities Building	10.1 – 17.2
• Building 2 – Car Park	4.8
Parking	
• Cars	102
• Motorcycles	6
• Bicycles	22
Deep soil	
• Deep soil area (m ²)	3,884.8
• % SSDA site area	39%
Building footprint	
• Building footprint area (m ²)	3,885.19
• % SSDA site area	46%
Trees	
• Retained/protected on SSDA site	70 of 90
• Retained/protected street trees	14 of 14
• Trees to be removed	20
• Replacement trees	42
• Total trees	
– Existing	104
– Proposed	126

Table 5 – SSDA drawings

Number	Description	Name	Issue	Date
ARCHITECTURAL PLANS BY AJ+C				
PHOTOMONTAGES				
A001	BUILDING 01 SPORTS FACILITIES BUILDING	PHOTOMONTAGE NEILD AVENUE - VIEW 1	A	02/09/20
A002	BUILDING 01 SPORTS FACILITIES BUILDING	PHOTOMONTAGE NEILD AVENUE - VIEW 2	A	02/09/20
A003	BUILDING 01 SPORTS FACILITIES BUILDING	PHOTOMONTAGE VIALOUX ST - VIEW 1	A	02/09/20
A004	BUILDING 02 CAR PARK	PHOTOMONTAGE ALMA ST - VIEW 1	A	02/09/20
A005	BUILDING 01 SPORTS FACILITIES BUILDING	PHOTOMONTAGE OF WEIGALL SPORTS COMPLEX - VIEW 1	A	02/09/20
A006	WEIGALL SPORTS COMPLEX [BUILDING 01 & BUILDING 02]	PHOTOMONTAGE OF WEIGALL SPORTS COMPLEX + CARPARK - VIEW 1	A	02/09/20
SITE PLANS				
A1000	WEIGALL SPORTS COMPLEX [BUILDING 1 AND BUILDING 2]	LOCALITY PLAN	A	02/09/20
A1001	WEIGALL SPORTS COMPLEX [BUILDING 1 AND BUILDING 2]	SITE PLAN	A	02/09/20
DEMOLITION PLAN				
A1100	WEIGALL SPORTS COMPLEX [BUILDING 1 AND BUILDING 2]	DEMOLITION PLAN	A	02/09/20
GENERAL ARRANGEMENT PLANS				
A2100	BUILDING 1 SPORTS FACILITIES BUILDING	BASEMENT	A	02/09/20
A2101	BUILDING 1 SPORTS FACILITIES BUILDING	GROUND	A	02/09/20
A2102	BUILDING 1 SPORTS FACILITIES BUILDING	MEZZANINE	A	02/09/20
A2103	BUILDING 1 SPORTS FACILITIES BUILDING	FIRST	A	02/09/20
A2104	BUILDING 1 SPORTS FACILITIES BUILDING	SECOND	A	02/09/20
A2105	BUILDING 1 SPORTS FACILITIES BUILDING	ROOF	A	02/09/20
A2110	BUILDING 2 CAR PARK	LOWER/UPPER GROUND	A	02/09/20
A2111	BUILDING 2 CAR PAR	LOWER/UPPER FIRST	A	02/09/20
ELEVATIONS				
A3100	BUILDING 1 SPORTS FACILITIES BUILDING	NORTH AND SOUTH	A	02/09/20
A3101	BUILDING 1 SPORTS FACILITIES BUILDING	EAST AND WEST	A	02/09/20
A3110	BUILDING 2 CAR PARK	NORTH AND SOUTH	A	02/09/20
3111	BUILDING 2 CAR PARK	EAST AND WEST	A	02/09/20
SECTIONS				
A3200	BUILDING 1 SPORTS FACILITIES BUILDING	01 AND 02	A	02/09/20
A3201	BUILDING 1 SPORTS FACILITIES BUILDING	03 AND 04	A	02/09/20
A3210	BUILDING 2 CAR PARK	01 AND 02	A	02/09/20
A3211	BUILDING 2 CAR PARK	03 AND 04	A	02/09/20
WALL SECTIONS				
A4100	BUILDING 01 SPORTS FACILITIES BUILDING	WALL SECTION	A	02/09/20
A4101	BUILDING 01 SPORTS FACILITIES BUILDING	WALL SECTION	A	02/09/20
A4102	BUILDING 01 SPORTS FACILITIES BUILDING	WALL SECTION	A	02/09/20
MATERIAL PALETTE				
A4104	WEIGALL SPORTS COMPLEX [BUILDING 01 & BUILDING 02]	MATERIAL PALETTE	A	02/09/20

Number	Description	Name	Issue	Date
LANDSCAPE PLANS BY ASPECT STUDIOS				
	Landscape Design Report		SSDA	11/9/20
STORMWATER CONCEPT PLANS BY WSP				
C1.01	Cover Sheet		3	9/9/20
C1.02	Specification Notes		3	9/9/20
C1.03	Existing Survey		3	9/9/20
C1.04	Key Layout Plan		3	9/9/20
C2.01	Sediment and Erosion Control Plan - Sheet 1		3	9/9/20
C2.02	Sediment and Erosion Control Plan - Sheet 2		3	9/9/20
C2.03	Sediment and Erosion Control Details		3	9/9/20
C3.01	Bulk Earthworks Plan - Sheet 1		3	9/9/20
C3.02	Bulk Earthworks Plan - Sheet 2		3	9/9/20
C3.03	Bulk Earthworks Cut & Fill Plan - Sheet 1		3	9/9/20
C3.04	Bulk Earthworks Cut & Fill Plan - Sheet 2		3	9/9/20
C4.01	Siteworks Plan - Sheet 1		3	9/9/20
C4.02	Siteworks Plan - Sheet 2		3	9/9/20
C4.51	Siteworks Details		3	9/9/20
C5.01	Access Driveway Longitudinal Section - Neild Avenue		1	9/9/20
C5.02	Access Driveway Longitudinal Section – Alma Street		1	9/9/20
C6.01	Stormwater Key Plan		3	9/9/20
C6.02	Stormwater Layout Plan - Sheet 1		3	9/9/20
C6.03	Stormwater Layout Plan - Sheet 2		3	9/9/20
C6.04	Stormwater Layout Plan - Sheet 3		3	9/9/20
C6.05	Stormwater Layout Plan - Sheet 4		3	9/9/20
C6.06	Stormwater Layout Plan - Sheet 5		3	9/9/20
C6.07	Stormwater Pit Schedule		2	9/9/20
C6.08	Stormwater Catchment Plan - Sheet 1		3	9/9/20
C6.09	Stormwater Catchment Plan - Sheet 2		3	9/9/20
C6.10	OSD Plan		2	9/9/20
C6.11	OSD Sections		2	9/9/20
C6.12	Stormwater Drainage Details		3	9/9/20
C6.13	Ocean Protect Treatment Device Details		3	9/9/20



As illustrated by **Figure 25**, the following existing buildings and structures are to be demolished:

- Tennis/basketball courts and associated fencing
- Barry Pavilion
- The existing cricket nets off Alma Street
- Paved car park accessed from Neild Avenue.

As detailed in the Heritage Impact Assessment by Paul Davies (**Appendix J**), none of the buildings/structures to be demolished are heritage significant.

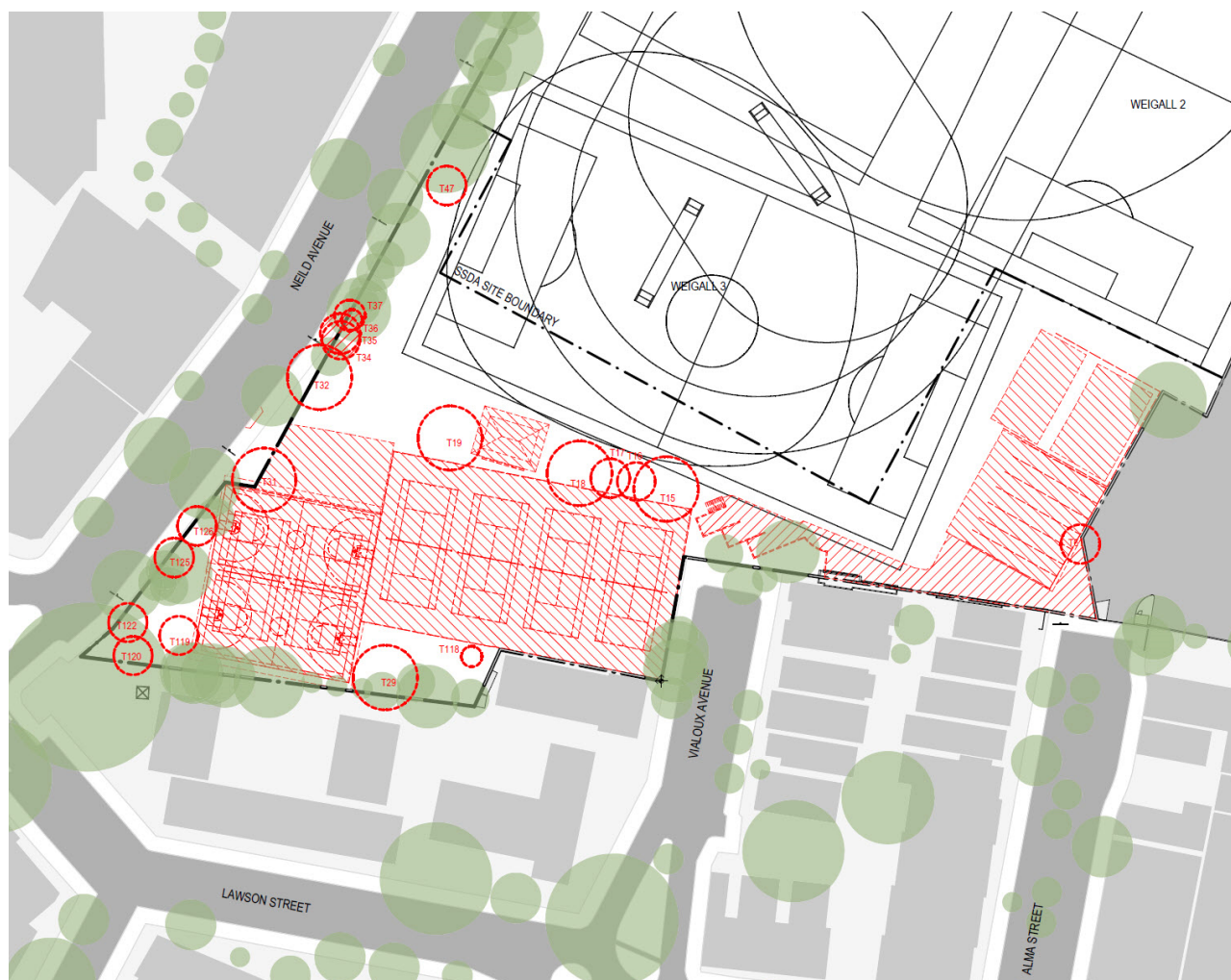


Figure 25 – Demolition plan (Source: AJ+C, A1100_A)

3.2 Building 1 - Sport facilities building

Floor plans and selected elevations of Building 1 – Sports Facilities Building follow at **Figures 26 to 35** (additional images are provided in the Architectural Design Report by AJ+C, **Appendix C**). A description of the proposed uses by level follows:

- **Basement (RL 0.60 to RL 3.55)**
 - Rainwater tank
 - Floor of Main Pool and Programme Pool
 - Pool infiltration plan, other plant, services and storage.
- **Ground (RL 4.75 – RL 6.90)**
 - Main Pool: 25m x 33m and 2m deep. The Main Pool is designed to accommodate full sized water polo games, water polo training, swimming training and recreation. The pool will be heated to 28 degrees using a using an all-electric system which is based on a multifunctional chiller (sometimes known as a chiller with simultaneous heat recovery). These can produce heat, cooling or both simultaneously at improved efficiencies. The pool concourse provides bench seating
 - Programme Pool: 20m x 10.2m and 1.2m deep. The Programme Pool is designed to accommodate swimming training, swimming classes and recreation. The pool will be heated to 28 degrees (see system description above). The pool concourse provides bench seating
 - Terrace: At its northern edge, Building 1 provides a covered outdoor area for spectators watching games on Weigall 1 to 3. The terrace is accessed via stairs and accessible ramps from the Neild Avenue entry, Weigall 3 and Building 2 – Car Park. Landscaped/terraced spectator seating is provided to the north. A servery selling food and drinks (prepared elsewhere) and an accessible toilet are accessed from the terrace.
 - Central foyer that accommodates a generous circulation stair and wet change rooms
 - Offices
 - Back of house and services
 - Lifts (x2)
 - 5 car parking spaces (including one accessible space) accessed from a relocated driveway to Neild Avenue, loading, vehicle turnaround, pick-up/drop-off facility and green waste enclosure
 - 22 bicycle parking comprising two staff spaces and 20 visitor hoops on Neild Avenue.
- **Mezzanine (RL 7.80 - RL 9.00)**
 - Void over Main Pool, Programme Pool and car park
 - Spectator terrace overlooking Main Pool
 - Pool plant.
- **First (RL 12.65)**
 - Multipurpose sports hall 01 – 3 x basketball/volleyball courts, spectator seating, balcony facing Weigall
 - Multipurpose sports hall 02 – Cardio, weights, taekwondo, fencing, PDHPE
 - Storage and services
 - Central foyer that accommodates dry change rooms.

- **Second Floor (RL 16.9)**
 - Void over Multipurpose sports hall 01
 - Multipurpose sports hall 03 – Cardio, weights, taekwondo, fencing, PDHPE
 - Multipurpose room 04
 - Storage and services
- **Roof (RL 22.700 (top of roof) to RL 23.80 (top of wall to plant))**
 - Central mechanical plant
 - Photovoltaic panels.

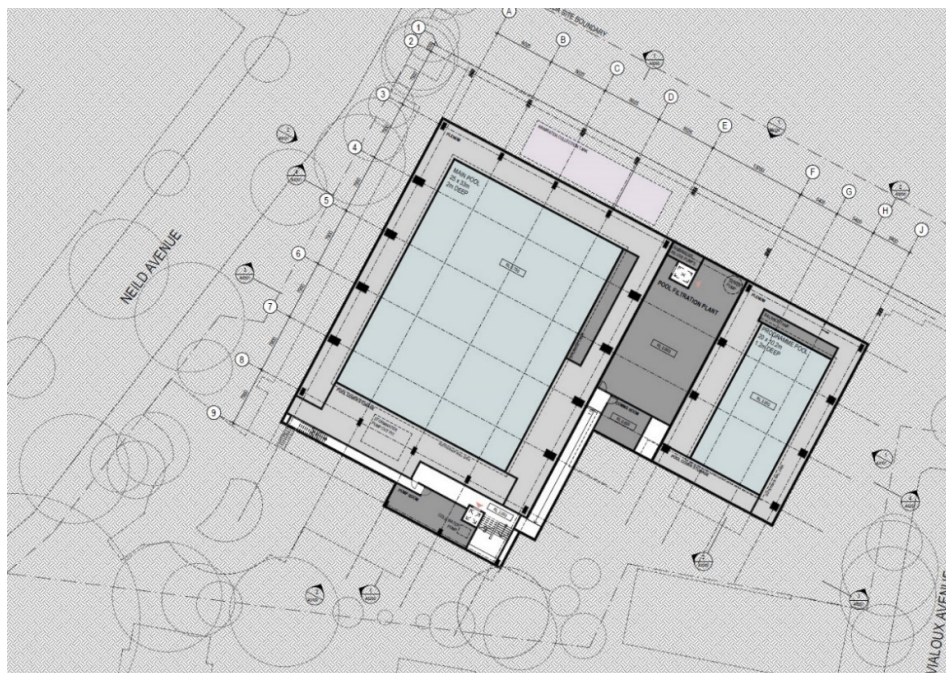


Figure 26 – Building 1 - Proposed Basement Plan (Source: AJ+C, A2100_A)

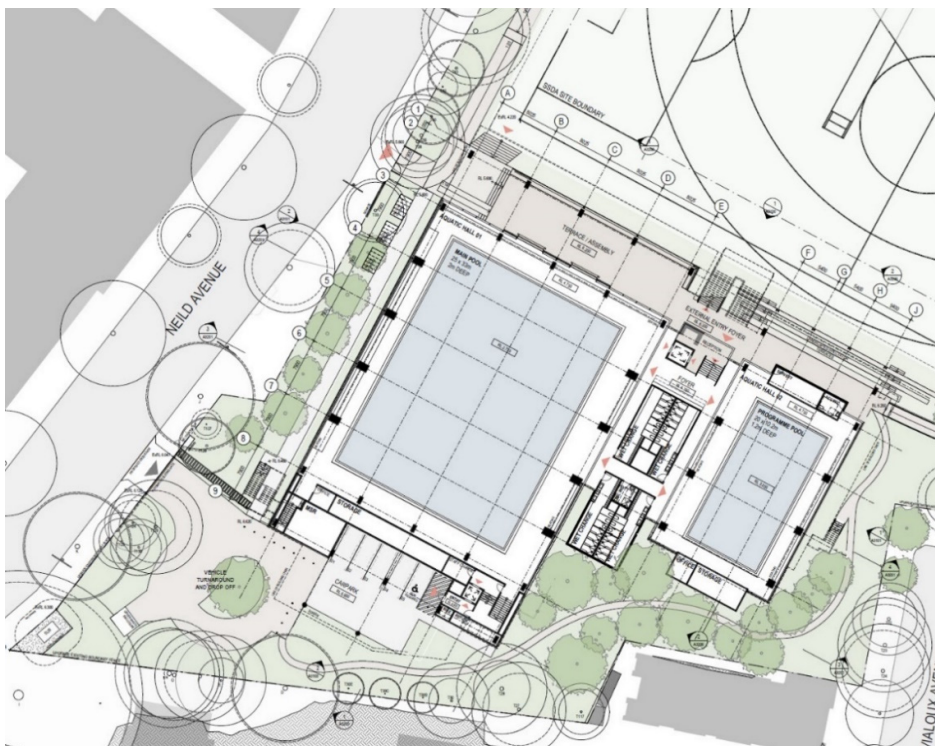


Figure 27 – Building 1 - Proposed Ground Plan (Source: AJ+C, A2101_A)

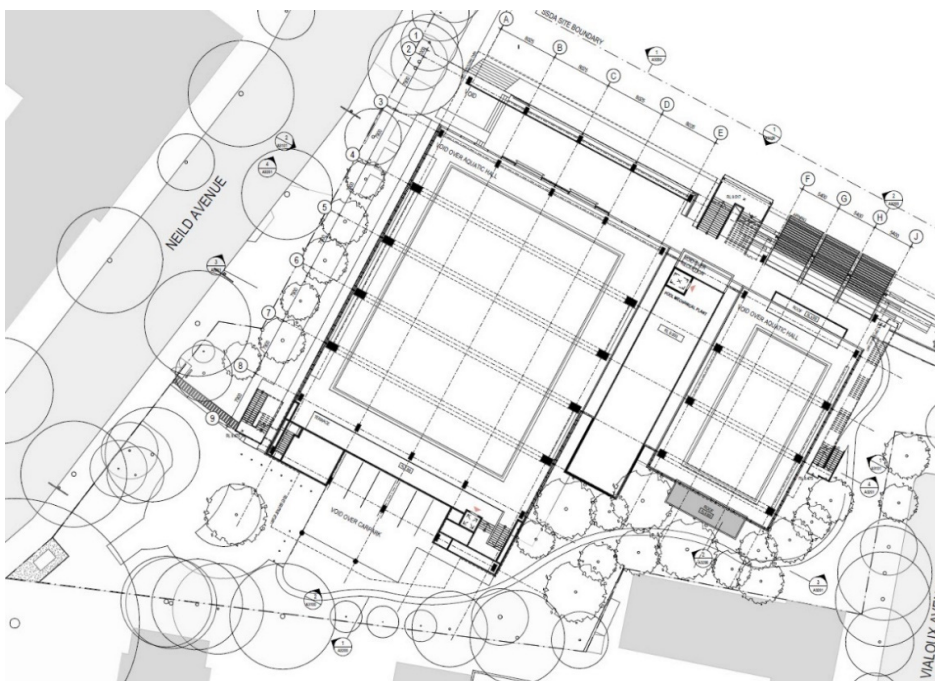


Figure 28 – Building 1 - Proposed Mezzanine Plan (Source: AJ+C, A2102_A)

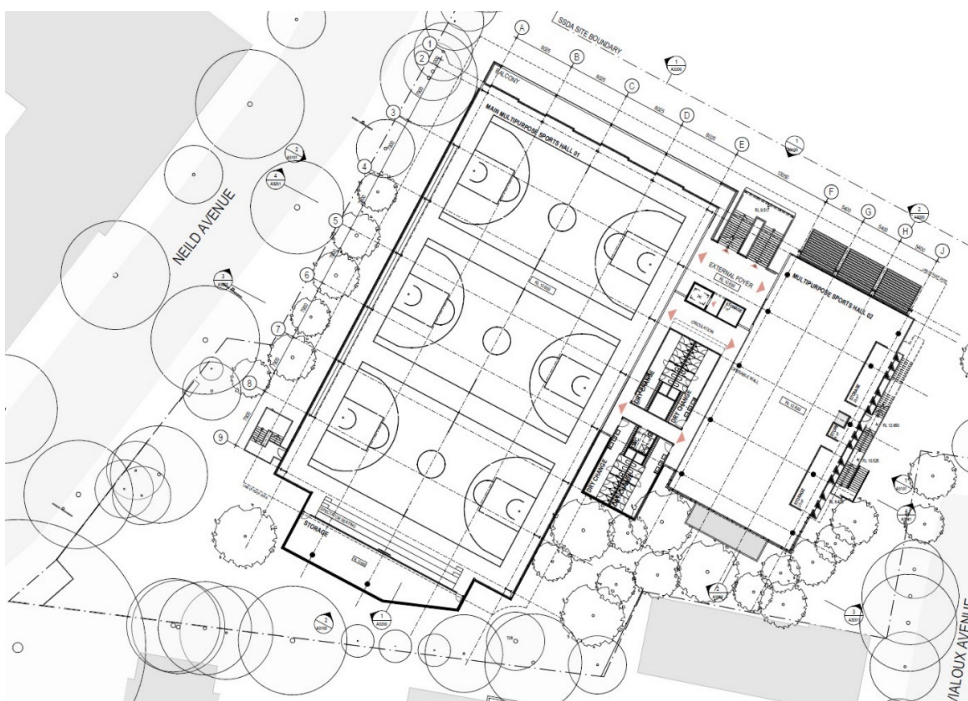


Figure 29 – Building 1 - Proposed First Plan (Source: AJ+C, A2103_A)

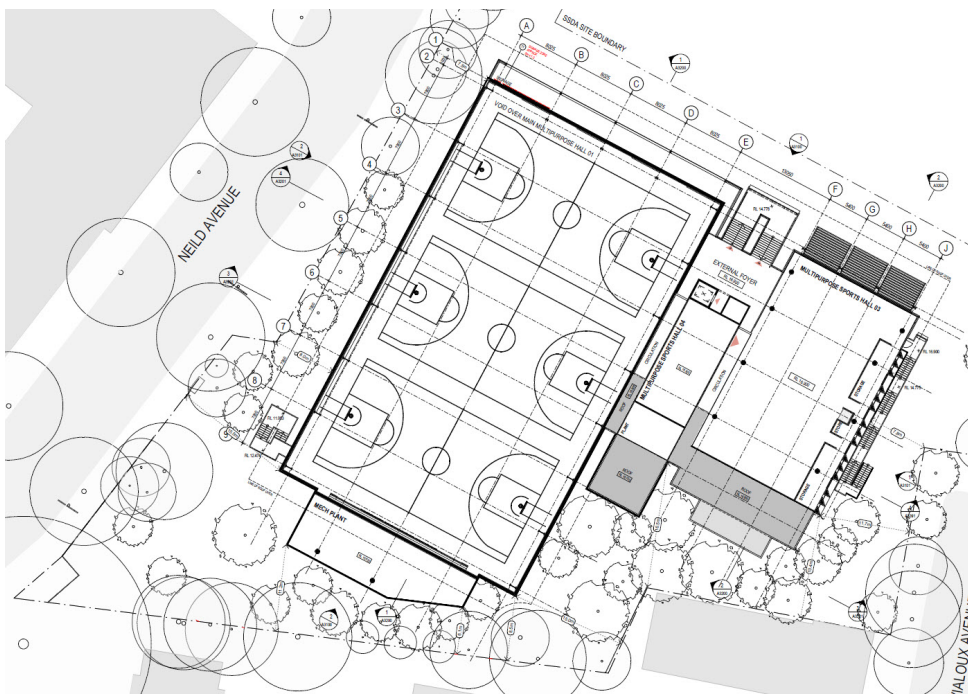


Figure 30 – Building 1 - Proposed Second Plan (Source: AJ+C, A2104_A)

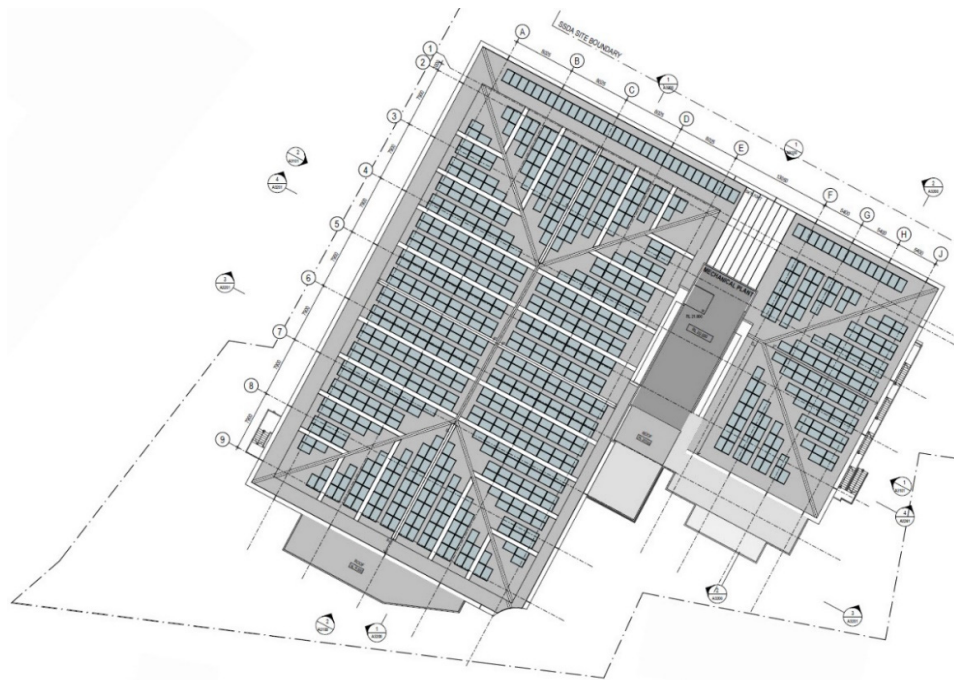


Figure 31 – Building 1 - Proposed Roof Plan (Source: AJ+C, A2105_A)

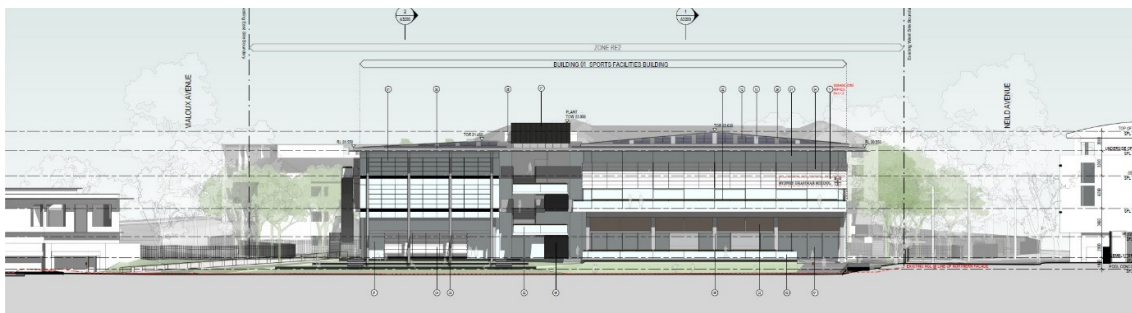


Figure 32 – Building 1 – North Elevations (Source: AJ+C, A3100_A)

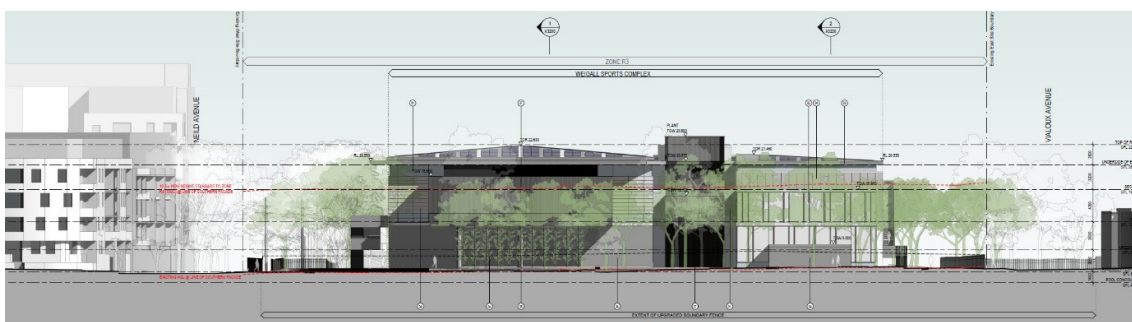


Figure 33 – Building 1 – South Elevation (Source: AJ+C, A3100_A)

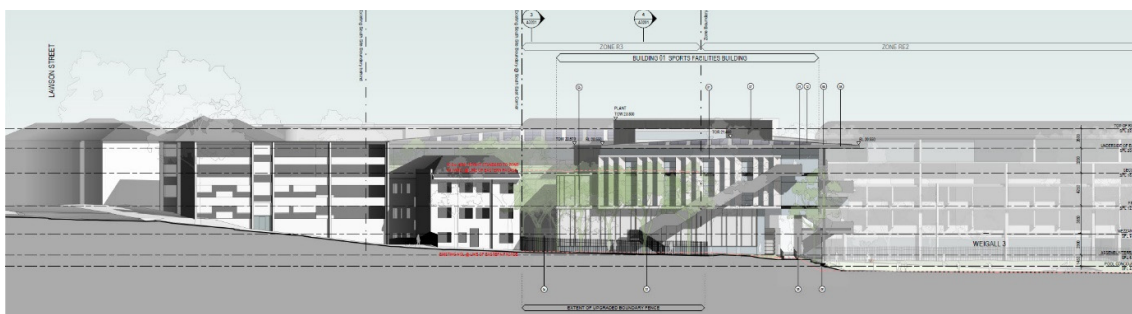


Figure 34 – Building 1 – East Elevation (Source: AJ+C, A3101_A)

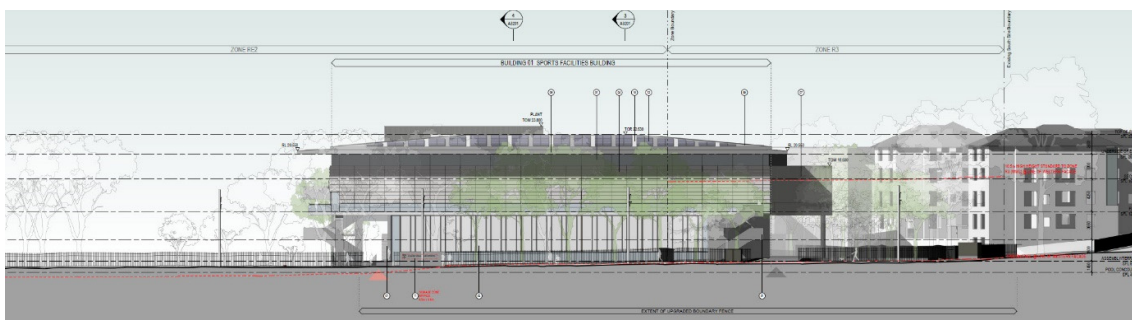


Figure 35 – Building 1 – West Elevation (Source: AJ+C, A3101_A)

3.3 Building 2 – Car Park

Floor plans and elevations of Building 2 – Car Park follow at **Figures 36 to 41** with additional images provided in the Architectural Design Report by AJ+C (**Appendix C**).

Car parking to meet the demand generated by the Weigall Sports Complex is to be provided in Building 2. It has been designed as a simple, open structure comprising one/two split levels and a planted arbour elevation. Parking on the upper/lower ground level is covered, while parking on the upper/lower first floor is uncovered to minimise building height. Building 2 accommodates:

- 97 car parking spaces comprising:
 - 93 spaces within the structure
 - Four spaces on grade (including one accessible space)
- Six motorcycle parking spaces
- Driveway ramp access from Alma Street (automatic swing gates) with an upgraded and pedestrianised crossover to Alma Street
- Lower ground level has been designed to be used as an extension of the existing Weigall ovals when the car park is not in use
- Location for food van (to the south of Building 2).

Building 2 – Car Park is to be used for vehicle queuing during the morning drop-off and afternoon pick-up at SGS Edgecliff Preparatory School to reduce existing traffic congestion (this proposal addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex).



Figure 36 – Building 2 – Car Park: Proposed Lower/Upper Ground Plan (Source: AJ+C, A2110_A)

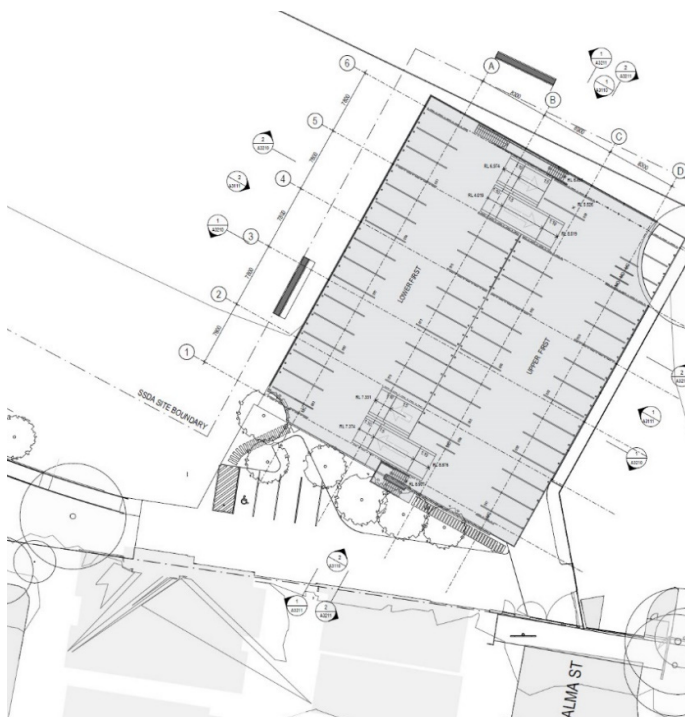


Figure 37 – Building 2 – Car Park: Proposed Lower/Upper First Plan (Source: AJ+C, A2111_A)

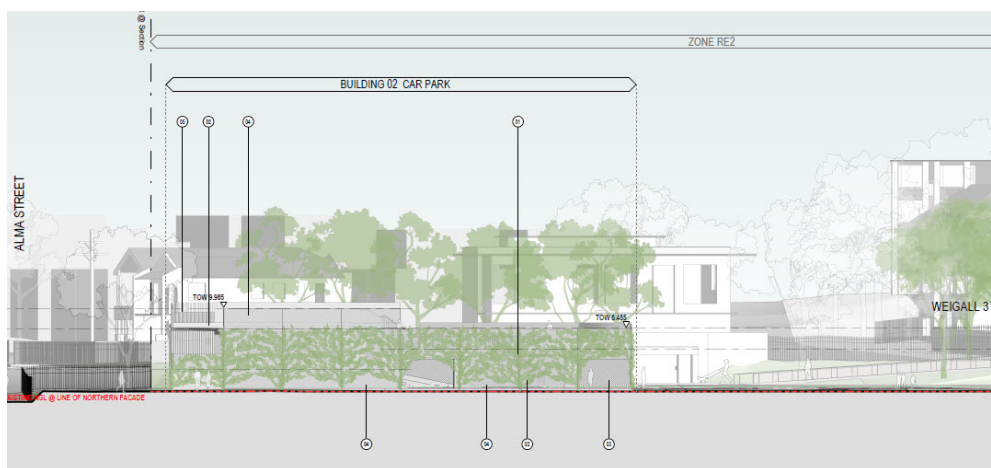


Figure 38 – Building 2 – Car Park: North Elevation (Source: AJ+C, 3110_A)

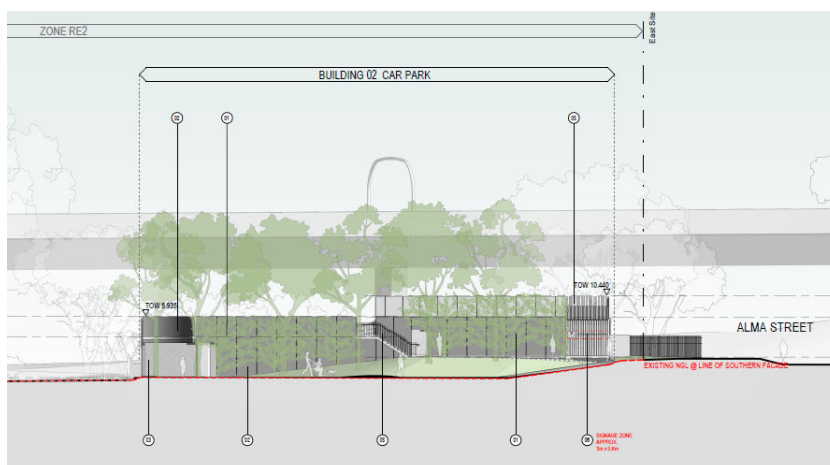


Figure 39 – Building 2 – Car Park: South Elevation (Source: AJ+C, 3110_A)

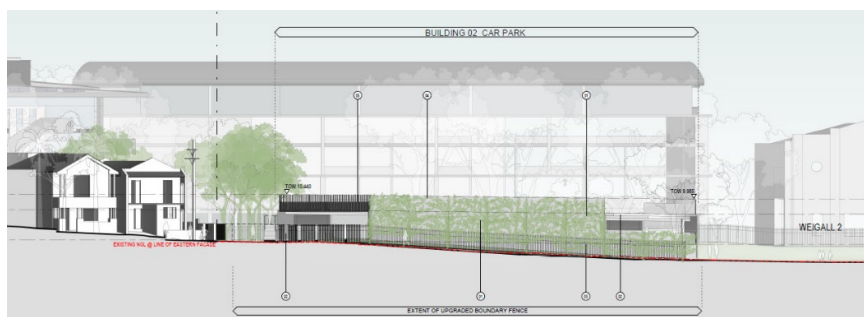


Figure 40 – Building 2 – Car Park: East Elevation (Source: AJ+C, 3111_A)

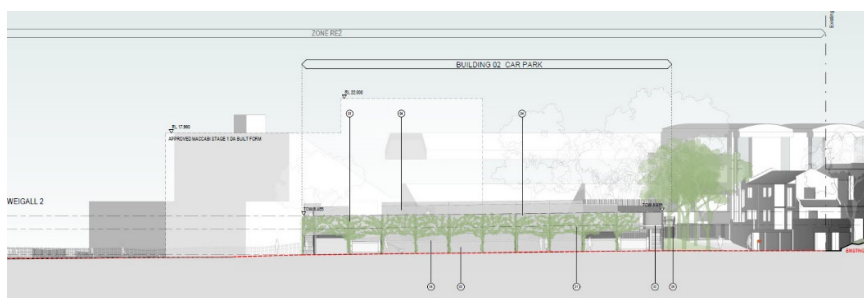


Figure 41 – Building 2 – Car Park: West Elevation (Source: AJ+C, 3111_A)

3.4 Height

The *building height*⁵ of the proposed Weigall Sports Complex is set out in **Table 6**.

Table 6 – Proposed height

Proposed building	Proposed height (m)
• Building 1 – Sports Facilities Building	
– Plant (centre of the building)	17.2
– Ridge	16.45
– Southern elevation (adjoining residential land)	10.1 – 12.3
– Northern elevation (facing Weigall)	15.1 – 16.0
– Western elevation (Neild Avenue)	12.3 – 15.1
– Eastern elevation (facing Vialoux Avenue and Weigall)	10.1 – 16.0
• Building 2 – Car Park (upper parapet)	4.8

3.5 Gross floor area

Table 7 shows that the proposed *gross floor area*⁶ (GFA) is 6,220m². With an approximate existing GFA of 45m² (comprising Barry Pavilion which is to be demolished), the proposed net additional GFA is 6,175m².

3.6 Setbacks

Table 7 shows that the proposed boundary setbacks.

⁵ Pursuant to Woollahra LEP 2014:

building height (or height of building) means:

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

ground level (existing) means the existing level of a site at any point

⁶ Pursuant to Woollahra LEP 2014:

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

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

Table 7 – Proposed GFA/FSR, building footprint and setbacks (Source: AJ+C)

	Proposed
GFA and FSR (m²)	
SSDA site	
• Building 1 – Sports Facilities Building	6,220
• Building 2 – Car Park	0
• GFA	6,220
• FSR (SSDA site area 9,955m ²)	0.62:1
Zone R3 land	
• GFA	2,535
• FSR (Zone R3 site area 3,250m ²)	0.78:1
BUILDING FOOTPRINT (m²)	
SSDA site	
• Building 1 – Sports Facilities Building	3,135
• Building 2 – Car Park	1,450
• Building footprint	4,585
• Footprint % (SSDA site area 9,955m ²)	46%
Zone R3 land	
• Footprint	1,380
• Footprint % (Zone R3 site area 3,250m ²)	42%
SETBACKS (m)	
Building 1 - Sports Facilities Building	
• Southern elevation (adjoining residential land)	8.5 - 20.7
• Western elevation (adjoining Neild Avenue)	7.6 - 15.5
• Eastern elevation (adjoining Vialoux Avenue)	8.6 - 14.2
Building 2 – Car Park	
• Southern elevation (adjoining residential land)	8.9 – 20.0
• Eastern elevation (adjoining White City)	1.5
• Alma Street	7.9

3.7 Access, parking and loading

The Weigall Sports Complex includes the following access, parking and loading proposals:

- **Vehicular access:**
 - Building 1 – Sports Facilities Building: Neild Avenue (existing driveway relocated to the south, no new entries are proposed)
 - Building 2 – Car Park: Alma Street (existing driveway crossover to be upgraded).
- **Pedestrian access:**
 - Building 1 – Sports Facilities Building: Neild Avenue with a pedestrian pathway link to Building 2 and Alma Street
 - Building 2 – Car Park: Alma Street.
- **Car parking:** 102 car parking spaces comprising:
 - Building 1 – Sports Facilities Building: Five spaces (including one accessible space)
 - Building 2 – Car Park: 97 spaces (93 within the building and four at grade including one accessible space).

The proposal includes removal of seven existing spaces on the SSDA site.

Use of the proposed car parking spaces will be restricted to SGS staff and visitors Monday to Friday. On the weekend, parking will be used by participants involved in school sporting fixtures.

- **Bicycle parking:** 22 spaces (Two staff bicycle parking spaces and 20 visitor hoops on Neild Avenue).
- **Motorcycle parking:** Building 2 – Car Park: Six motorcycle parking spaces.
- **Loading:** To the south of Building 1 - Sports Facilities Building.
- **Pick-up/drop-off facilities:**
 - Six pick-up/drop-off spaces are provided to the south of Building 1 – Sports Facilities Building to accommodate peak demand from the Weigall Sports Complex
 - Building 2 – Car Park is to be used for vehicle queuing during the morning drop-off and afternoon pick-up at Edgecliff Preparatory School to reduce existing traffic congestion (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex)
 - Continued use of SGS coaches to transport students between Weigall and College Street.
- **Food truck parking space (weekend):** To the south of Building 2 – Car Park.

3.8 Kiosk substation

A new 1000KVA pad mounted on-site kiosk substation is proposed to cater for the electrical power demand of the Weigall Sports Complex (5.3m x 3.3m footprint). The proposed kiosk substation is to be located at the south-western corner of the SSDA site, facing Neild Avenue (see **Figure 42** and A2101_A at **Appendix D**).

The proposed substation necessitates the removal of two Lillypilly trees (identified for removal in the Arboricultural Impact Assessment by TreeIQ, **Appendix EE**).



3.9 Design

The design quality of proposal is explained in the following documents:

- Architectural Design Report by AJ+C (**Appendix C**)
- Schedule of external materials and finishes (**Figures 43 to 48** and **Appendices C and D**)
- Photomontages (**Figures 43 to 48** and **Appendices C and Y**)
- Visual Impact Assessment by Urbis (**Appendix Y**).



Figure 43 – Photomontage of the Weigall Sports Complex (Buildings 1 and 2) from the north-west (Source: Virtual Ideas)



Figure 44 – Photomontage of the Weigall Sports Complex (Building 1) from the north (Source: Virtual Ideas)



Figure 45 – Photomontage of the Weigall Sports Complex (Building 1) from Vialoux Avenue (Source: Virtual Ideas)



Figure 46 – Photomontage of the Weigall Sports Complex (Building 1) from Neild Avenue (Source: Virtual Ideas)



Figure 47 – Photomontage of the Weigall Sports Complex (Building 1) from corner of Boundary Street and Neild Avenue (Source: Virtual Ideas)



Figure 48 – Photomontage of the Weigall Sports Complex (Building 2) from Alma Street (Source: Virtual Ideas)

3.10 Landscape design

Aspect Studios has prepared a Landscape Design Report for the project (see **Appendix Z**) which shows the following landscape proposals.

3.10.1 Building 1 – Sports Facilities Building

- **Neild Avenue** — Existing trees along Neild Avenue are largely retained, with trees removed to create a building entrance and vehicular access to Building 1. New trees and screen planting is proposed to provide continuity to the street frontage, while native understory planting is proposed to create a green buffer between the street and Building 1.
- **Building 1 - Sports Facilities Building** — The terrace overlooking the fields provides a covered building entry and bleacher seating along the edge of the field. The concrete terraces and planting provide opportunities to reference the heritage of the site including the former swampy wetlands and the later market gardens.
- **Vialoux Avenue** — A new garden area comprised of native understorey planting and trees is proposed, creating a vegetated outlook from the adjacent residences.
- **Pedestrian amenities** — Buildings 1 and 2 will be connected by a fully accessible ramp with understory planting on both sides. A new garden is proposed along the eastern side of Building 1, with an informal path linking the front terrace to the rear of the building.

See **Figures 49** and **50**.

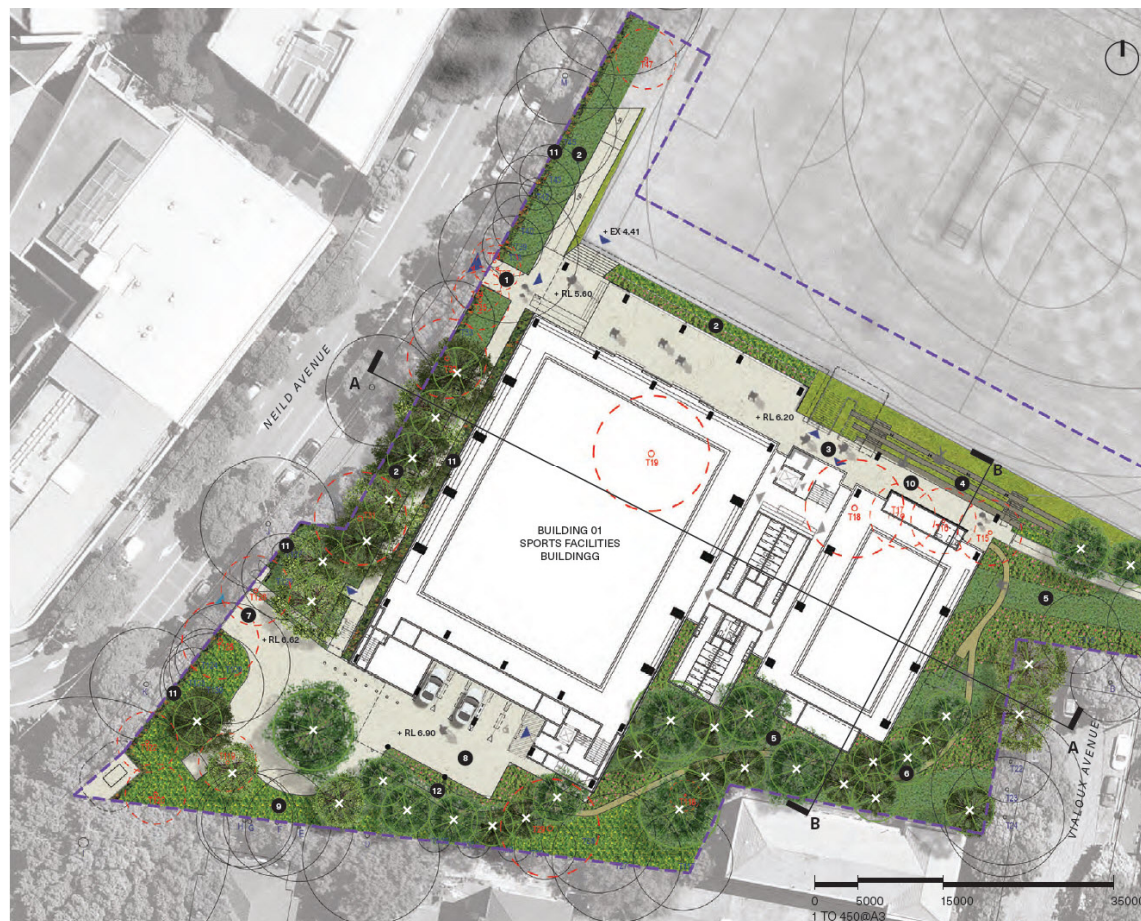
3.10.2 Building 2 – Car Park

- **Alma Street** — New tree and shrub planting areas are proposed along the southern and eastern facades of Building 2.
- **Elevations:** Vertical planting is proposed on all the sides of the Building 2. Planting, resembling an arbour, will provide colour and soften the edges of the car park.

See **Figures 51** and **52**.

3.10.3 Deep soil

Aspect Studios has calculated that a deep soil area of 3,884m² is proposed which comprises 39% of the SSDA site area (9,955m²), as illustrated on **Figure 53**.



KEY

1	Main pedestrian entry
2	New planting and trees
3	Building entrance
4	Precast concrete bleachers
5	Back gardens
6	Informal walking path
7	Staff Car Park entry
8	Staff Car Park
9	Mass planting
10	Opportunity for Heritage Interpretation
11	Screen planting
12	Vertical Planting
x	Indicates proposed tree
—	Extent of Works

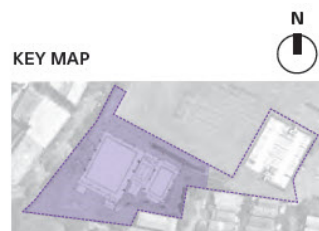
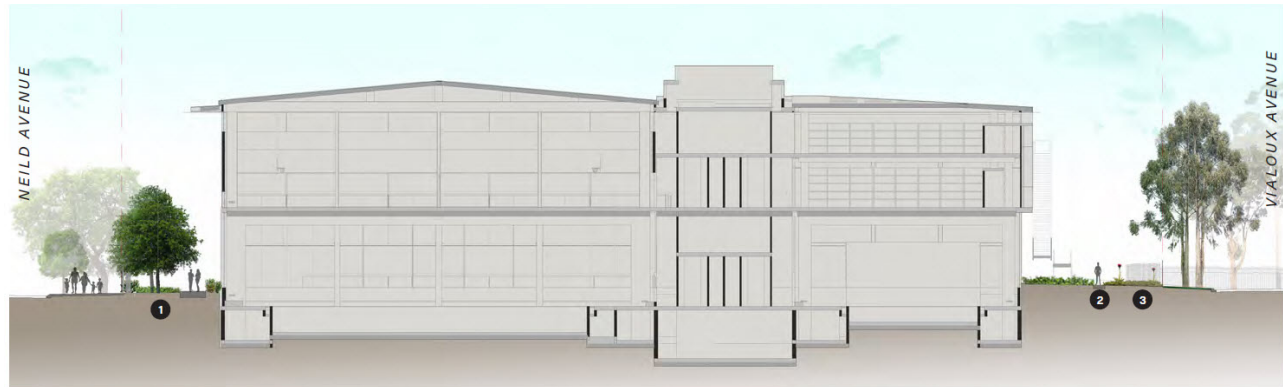
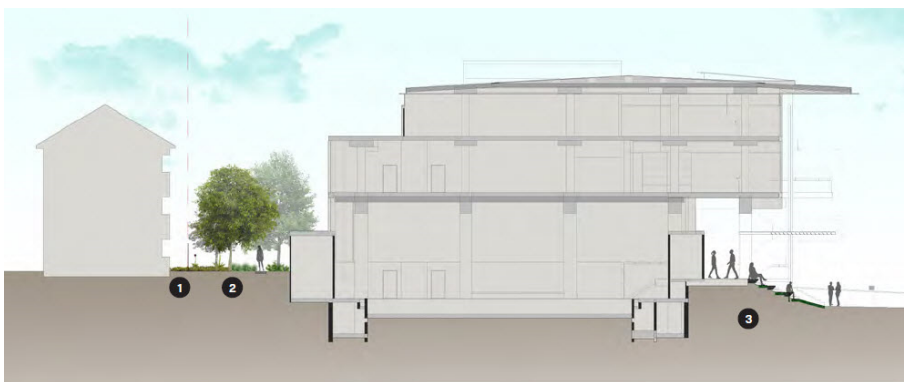


Figure 49 – Landscape Plan: Building 1 – Sports Facilities Building (Source: Aspect Studios)



Section A



Section B



KEY

1	New planting and trees
2	Informal walking path
3	Precast concrete bleachers
---	Property boundary

Figure 50 – Landscape Sections: Building 1 – Sports Complex Building (Source: Aspect Studios)



KEY

1	Pedestrian entry
2	New car park entry
3	Concrete paving
4	New planting and trees
5	Screen planting
6	Informal walking path
7	Vertical planting
x	Indicates proposed tree
—	Extent of Works

KEY MAP



Figure 51 – Landscape Plan: Building 2 – Car Park (Source: Aspect Studios)



Figure 52 – Landscape Elevation (west): Building 2 – Car Park (Source: Aspect Studios)

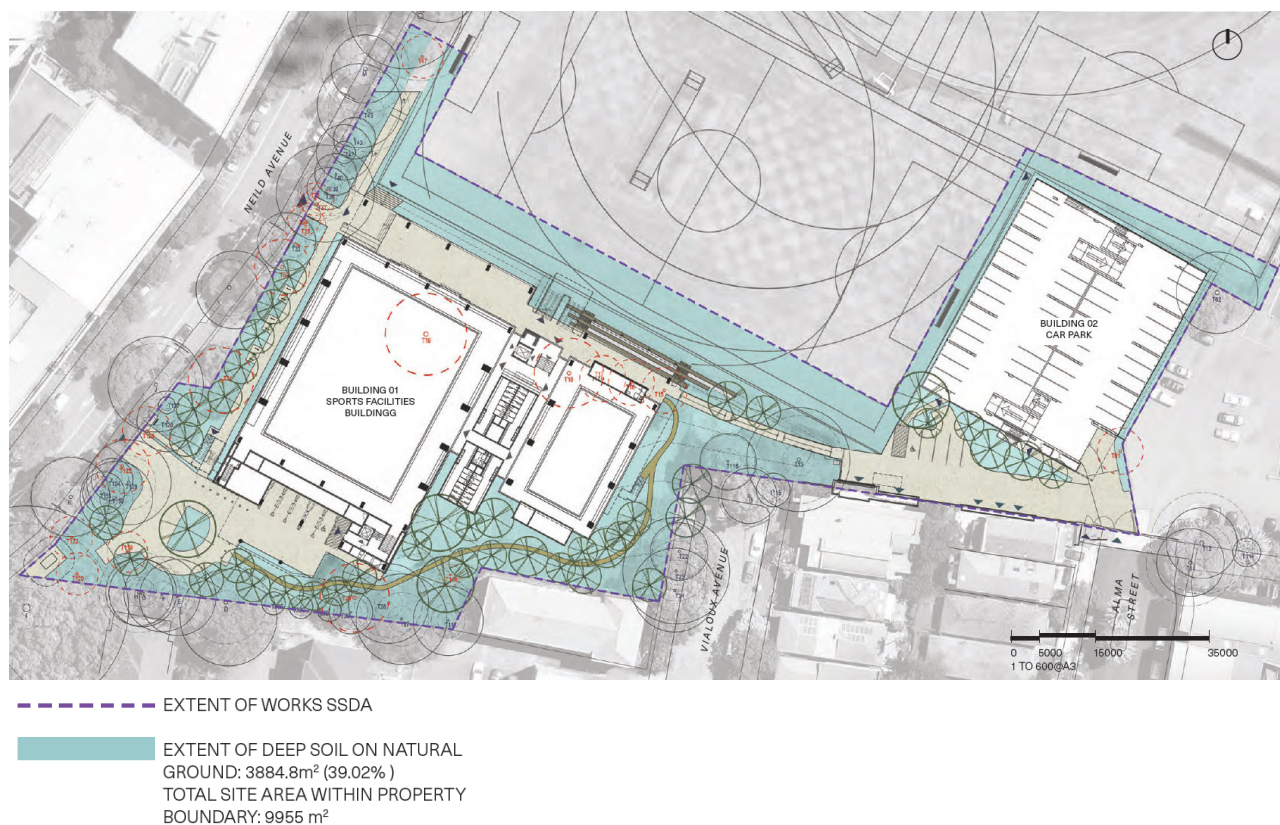


Figure 53 – Deep soil plan (Source: Aspect Studios)

3.10.4 Tree canopy

Table 8 lists the proposed trees shown in the Landscape Plan by Aspect Studios, noting the height at maturity. A tree canopy coverage of 21.6% is proposed (2,514m² on the SSDA site area of 9,955m²), as illustrated by **Figure 54**. Additional tree canopy is provided by street trees in the public domain.

Table 8 – Proposed trees (Source: Aspect Studios)

Code	Botanical Name	Common Name	Native/Exotic	Mature Size (H X W)
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Native	9 x 5 m
EN	<i>Eucalyptus nicholii</i>	Willow peppermint	Native	15 x 7 m
SA	<i>Syzygium australe</i>	Lilly-pilly	Native	8 x 6 m
ST	<i>Syzygium tierneyanum</i>	River cherry	Native	10 x 6 m
WF	<i>Waterhousia floribunda</i>	Weeping lilly-pilly	Native	15 x 10 m
* For tree removal and protection refer to Arborist report				




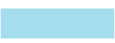


KEY	CANOPY TYPE	CANOPY COVERAGE	% OF TOTAL AREA	KEY	AREA	TOTAL AREA
	Private	2514.4 m ²	21.6%		Private	9955 m ²
	Street	1181.6 m ²	10.1%		Street	1706 m ²
	TOTAL	3696.1 m²	31.7%		TOTAL	11661 m²

Figure 54 – Tree canopy (Source: Aspect Studios)

3.11 Tree removal and retention/protection

The following sections summarise the findings in the Arboricultural Impact Assessment by Tree iQ (**Appendix EE**), noting that there are:

- 104 trees on the SSDA site and adjoining streets (90 + 14 trees respectively)
- 20 trees are proposed to be removed on the SSDA site (no priority for retention trees will be removed)
- 42 advanced replacement trees are proposed on the SSDA site
- 126 existing/proposed trees will be on the SSDA site and adjoining streets upon completion of the Weigall Sports Complex (an increase of 22 trees).

3.11.1 Description of existing trees

The Arboricultural Impact Assessment describes existing vegetation on and near the SSDA site as follows:

- There are 104 trees on/adjoining the SSDA site
- Trees comprise of a mix of locally indigenous, Australian-native and exotic species. Thirty-four (34) species are *Schinus areira* (Peppercorn) the dominant species on site
- Aerial images from 1943 show that the site was largely cleared and has since been replanted. Tree 74 *Ficus rubiginosa* (Port Jackson Fig) and the street trees along Neild Avenue are likely to pre-date 1973
- None of the trees are listed within the Woollahra Council Significant Tree Register (1991) or Schedule 5 Environmental Heritage of the Woollahra LEP 2014 Item 281
- Tree 114 *Olea europaea subsp. Cuspidata* (African Olive) is listed as an exempt species within Section E3.4 of Woollahra DCP 2015 Chapter E3 (Tree Management)
- The following trees are subject to a General Biosecurity Duty by the Department of Primary Industries. In particular, *Olea europaea subsp. Cuspidata* (African Olive) and *Sapium sebiferum* (Chinese Tallow Tree) must not be sold in NSW:
 - *Celtis sinensis* (Chinese Hackberry): Tree D, F, G, H & N
 - *Cinnamomum camphora* (Camphor Laurel): Tree E
 - *Olea europaea subsp. Cuspidata* (African Olive): Tree 114
 - *Sapium sebiferum* (Chinese Tallow Tree): Tree 22, 23 & 24
- A search of the BioNet Atlas of NSW Wildlife Database was undertaken in December 2019. *Syzygium paniculatum* Brush Cherry Lillypilly (Trees 115, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130 & 133) is a locally indigenous species which is listed as Endangered under the NSW Biodiversity Conservation Act (2016) and *Vulnerable* under the Commonwealth *Environment Protection & Biodiversity Conservation Act (1999)*. Based on their locations, the trees are planted specimens and not a component of locally indigenous vegetation
- There are 90 trees on the SSDA site comprising:
 - 6 trees (6.5%) allocated a retention value of Priority for retention
 - 42 trees (47%) allocated a retention value of Consider for retention
 - 36 trees (40%) allocated a retention value of Consider for removal
 - Six trees (6.5%) allocated a retention value of Priority for removal.

These retention values do not consider any proposed works and are not a schedule for tree retention or removal.

3.11.2 Tree removal and replacement

Table 9 lists trees to be removed; noting the tree number, species, retention value and reason for removal. It shows that the proposal necessitates removal of 20 trees comprising:

- 13 consider for retention trees
- 7 consider for removal trees.

No trees proposed for removal are of high or very high landscape significance or have been allocated a Retention Value of Priority for Retention.

The planting of 42 new trees will provide a two to one replacement ratio. The proposed replacement trees are to be planted as advanced size (200 litre) specimens which will provide an immediate contribution to the amenity of the site.

Figure 55 shows trees proposed to be removed, retained/protected and replaced.

Table 9 – Trees to be removed (Source: Tree iQ)

Tree number	Species	Retention value	Reason for proposed removal
Trees 15-19	<i>Schinus areira</i> (Peppercorn)	Consider for retention	Removed to accommodate the proposed building
Tree 29	<i>Ulmus parvifolia</i> (Chinese Elm)	Consider for retention	Removed to accommodate the proposed building
Trees 31 & 36	<i>Jacaranda mimosifolia</i> (Jacaranda) and <i>Casuarina cunninghamiana</i> (River Sheoak)	Consider for retention	Removed to accommodate the proposed building
Tree 32	<i>Corymbia citriodora</i> (Lemon Scented Gum)	Consider for retention	Removed to accommodate the proposed building entrance
Trees 34 & 37	<i>Schinus areira</i> (Peppercorn)	Consider for removal	Removed to accommodate the proposed pedestrian entry
Tree 35	<i>Casuarina cunninghamiana</i> (River Sheoak)	Consider for retention	
Tree 47	<i>Schinus areira</i> (Peppercorn)	Consider for removal	Removed as part of proposed landscape treatment
Tree 61	<i>Phoenix canariensis</i> (Canary Island Date Palm)	Consider for retention	Removed to accommodate the proposed carpark entrance
Tree 118	<i>Callistemon sp.</i> (Bottlebrush)	Consider for removal	Removed as part of the proposed landscape treatment
Tree 119	<i>Lagerstroemia indica</i> (Crepe Myrtle)	Consider for removal	Removed to accommodate the proposed turning circle
Trees 120 & 122	<i>Syzygium paniculatum</i> (Lillypilly)	Consider for removal	Removed to accommodate the proposed substation.
Trees 125 & 126	<i>Syzygium paniculatum</i> (Lillypilly)	Consider for retention	Removed to accommodate the proposed driveway entry off Neild Avenue
Tree removal summary			
• Priority for retention	0		
• Consider for retention	13		
• Consider for removal	7		
• Priority for removal	0		
• Total trees to be removed	20		



Figure 55 – Proposed trees, tree removal and tree protection plan (Source: Aspect Studios)

3.11.3 Tree retention and protection

A total of 70 trees are to be retained on the site (with an additional 14 street trees to be retained outside of the SSDA site boundaries). **Table 10** shows trees proposed to be retained.

Work within the Tree Protection Zones of retained trees has minimised where possible. Tree sensitive design (such as the cutting back of the roofline near Tree 28 and above grade construction and setting back of the second level of the of Building 2 near Tree 62) is proposed to retain as many trees as possible.

A condition of consent should be imposed requiring implementation of the tree protection measures set out in the Arboricultural Impact Assessment.

Table 10 – Trees to be retained (Source: Tree iQ)

	Tree number	Total trees to be retained
Trees on the SSDA site		
Retention value		
• Priority for Retention	28, 48, 58, 67, 70 & 74	6
• Consider for Retention	11, 12, 13, 22, 23, 24, 27, 30, 33, 38, 39, 40, 43, 45, 49, 50, 54, 62, 63, 71, 76, 77, 116, 117, 123, 124, 128, 129 & 130	29
• Consider for Removal	42, 51, 52, 53, 55, 56, 57, 68, 75, 78, 79, 115, 127, 132, 133, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 168, 169, 170 & 171	29
• Priority for Removal	30A, 30B, 30C, 30E, 69 & 114	6
Subtotal		70
Trees outside the SSDA site		
	Trees A-N	14
Total trees to be retained		84

3.12 Signage

The proposal includes the following business identification signs⁷ which will be integrated into the fencing at low level or building facade at higher levels (to be illuminated in accordance with the hours of operation of the Weigall Sports Complex), as illustrated on the proposed elevations (**Appendix D**):

- Building 1 – Sports Facilities Building – North elevation:
 - “SYDNEY GRAMMAR SCHOOL” + school crest
 - signage zone approximately 8m (W) x 1.2m (H)
- Building 1 – Sports Facilities Building: Neild Avenue entry wall – West elevation:
 - “SYDNEY GRAMMAR SCHOOL” + school crest
 - signage zone approximately 4.5m (W) x 0.6m (H)
- Building 2 – Car Park: Southern elevation:
 - “SYDNEY GRAMMAR SCHOOL” + school crest
 - signage zone approximately 3m (W) x 0.6m (H).

Additional wayfinding signage will be installed throughout the SSDA site.

3.13 Fencing

The following fencing is proposed on the SSDA site, as illustrated on the proposed elevations (**Appendix D**):

- Neild Avenue: 2 metre high metal palisade fence, with gates and masonry wall to delineate pedestrian entry
- Alma Street: 2 metre high metal palisade fence with upgrade entry gate
- Vialoux Avenue: 2 metre high metal palisade fence extending from 8 to 9 Vialoux Avenue
- Eastern side boundary (to White City): 2 metre high metal palisade fence (no gates)
- Southern side boundary to 29-33 Lawson Street: Solid 2.2 metre high lapped and capped timber fence (consistent with the recommendations in the Noise Impact Assessment, **Appendix M**)
- Eastern and southern side boundary to 8 Vialoux Avenue: Boundary fence to be upgraded, subject to future negotiations with the neighbour.

Consistent with Woollahra DCP 2015 Chapter F2 | Educational Establishment, F2.7 Planting, fencing and hard surfaces C7; more than 50% of fencing is open to facilitate views and vistas from the public domain to the Weigall Sports Ground.

⁷ Pursuant to SEPP 64—Advertising and Signage, clause 4:

business identification sign means a sign:

(a) that indicates:

- (i) the name of the person, and
- (ii) the business carried on by the person,

at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.

4.0 Consultation

(SEARs Consultation)

Prior to lodging the SSDA, SGS and its consultant team consulted key stakeholders. A Consultation Report has been prepared by Chikarovski & Associates (**Appendix FF**) setting out the consultation activities, the area of interest for each stakeholder, the feedback received and the project response. The following stakeholders were consulted:

- Community stakeholders:
 - Local Community
 - Property owners adjacent to site
 - Residents at 8 Vialoux Street
 - Lawson Street NSW Land and Housing residents
 - Local businesses (Neild Avenue, Boundary Street, McLachlan Avenue)
 - Sydney Grammar School Parent’s Association
 - Glenmore Road Public School P&C
 - The Paddington Society
 - Elizabeth Bay and Rushcutters Bay Residents
 - EJ Ward Paddington Community Centre
 - Hakoah Maccabi Club
 - East side cycle
- Government and Agency Stakeholders
 - Woollahra Council
 - City of Sydney Council
 - Government Architect New South Wales (**GANSW**) (a response to the GANSW comments is set out in the Architectural Design Report, **Appendix C**).
 - Sydney Trains
 - Transport for NSW (including RMS)
 - Aboriginal Cultural Heritage Advisory Committee.

The main themes raised by stakeholders are summarised below with a brief response:

1. Building design and site location

A number of residents, particularly those located in close proximity to the site, raised concerns about the building location and questioned whether there was a viable alternative site. There was also a strong desire to ensure the building’s design features were in context with the site’s surrounding structures and the context of the broader Paddington architecture.

Response: The location of the proposed Weigall Sports Complex best balances the site opportunities and constraints including retention of the green valley floor.

See Section 2.0 and Architectural Design Report at **Appendix C**.

2. Traffic and parking

One of the most common concerns was additional vehicular traffic, local congestion and parking. Whilst not directly related to the SSDA site, opportunities for active transport links around the school were also discussed with community members.

Response: Onsite parking for 102 cars is proposed to meet the peak demand of the Weigall Sports Complex (which occurs in summer on Saturdays). Traffic generated by the Weigall Sports Complex will not diminish intersection performance. An on-site pick-up/drop-off facility is proposed to meet the peak demand generated by the Weigall Sports Complex.

To reduce existing congestion in and around Alma Street, the proposal includes use of Building 2 – Car Park for SGS Edgecliff Preparatory School queuing (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex).

See Section 5.8 and Traffic Impact Assessment at **Appendix H**.

3. Visual impact, overshadowing and privacy

The potential visual impact of the new building was raised by residents, especially those on Vialoux Avenue, Lawson Street and Neild Avenue. Concerns were raised regarding building height, setbacks and façade and view impacts. Residents were also concerned about overshadowing and privacy.

Response: The Weigall Sports Complex has been sited, designed and landscaped to minimise adverse amenity impacts for adjoining residents (including setbacks, height reduction adjoining residences to the south, landscaping, tree retention, acoustic attenuation measures and careful design and placement of windows and balconies).

See Section 5.5 and 5.6, Architectural Design Report at **Appendix C** and Visual Impact Assessment at **Appendix Y**.

4. Community access and use of facilities

Use of the Weigall Sports Complex by local public schools during school hours received positive feedback. Some residents supported community use outside of school hours, while others were concerned about additional pedestrian and vehicular traffic.

Response: Shared use with schools and other groups is proposed to promote community use, whilst minimising potential traffic, parking and other impacts.

See Section 5.4 and Operational Management Plan at **Appendix F**.

5. Construction impacts

During the past few years there have been a number of large construction projects carried out in the area and residents have experienced various impacts such as congestion from truck movements, noise, dust and vibrations. Concerns were expressed that the construction on the SSDA site may have similar impacts.

Response: Construction will be managed to minimise adverse impacts, as set out in the:

- Construction Management Plan, by ADCO (**Appendix V**)
- Construction Traffic Management Plan, by ptc (**Appendix H**)
- Noise Impact Assessment, by White Noise (**Appendix M**)
- Construction Waste Management Plan, by Waste Audit (**Appendix U**)
- Erosion, sediment and dust control plans, by WSP (**Appendix Q**)
- Arboricultural Assessment Report, by TreelQ (**Appendix EE**)
- Aboriginal Cultural Heritage Assessment, by EcoLogical (**Appendix L**).

6. Noise and light

There is a moderate level of noise generated by the tennis courts at present and some residents were concerned that this may increase.

Response: Building 1 – Sports Complex is orientated to the north, away from dwellings to the south and west. Lighting will be designed to minimise light intrusion and acoustic design and operation measures will be implemented.

See Sections 5.6 and 5.14, Noise Impact Assessment at **Appendix M** and Lighting Design Report at **Appendix N**.

7. Heritage, environment and sustainability

There was a strong desire to maximise tree retention and plant additional trees and vegetation. The potential to integrate some of the area's rich heritage into the design of the building was supported. The community supported use of innovative sustainability features such as solar panels and water retention systems.

Response: Tree loss has been minimised, no priority for retention tree will be removed and more than two advanced replacement trees are proposed for each tree to be removed.

Opportunities to interpret the historical development of the site will be explored at the detailed design stage (including the site's aboriginal and European history).

A project-specific "Environmental Framework" is being developed to achieve 4 Star Green Star Equivalency as a minimum.

See Sections 3.10, 3.11 and 5.10, Landscape Design Report at **Appendix Z**, Arboricultural Report at **Appendix EE** and ESD Report at **Appendix I**.

Each of these consultation themes are addressed in the EIS (as noted in the responses above).

5.0 Environmental assessment

This section of the EIS considers the environmental effects of the proposal, with reference to the Key Issues listed in the SEARs (**Appendix A**). The Environmental Risk Assessment (**Appendix E**) and Mitigation Measures at Sections 6.0 and 7.0 of the EIS complement the findings of this section.

5.1 Statutory and strategic context – Overview

(SEAR 1)

An overview assessment of compliance with relevant strategic and statutory plans follows in **Table 11** with more details following in Sections 5.2 and 5.3.

Table 11 – Summary of consistency with strategic and statutory plans and policies

Strategy/ Plan	Compliance
1. Statutory and Strategic context	
<i>Biodiversity Conservation Act 2016</i>	Section 7.9 of the NSW <i>Biodiversity Conservation Act 2016</i> (BC Act) requires all SSDAs to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless both the Planning Agency Head and the Environment Agency Head determine that the development is not likely to have any significant impact on biodiversity values. The OEH reviewed the application of the test of significance under section 7.3 of the BC Act that was prepared by Fraser Ecological and determined that there is no need for the SSDA to submit a BDAR as part of the application (Appendices S and T).
SEPP (State & Regional Development) 2011	With a CIV of \$54.4 million, the proposal is SSD for the purposes of the <i>Environmental Planning and Assessment Act, 1979</i> (EP&A Act) as it comprises alterations to an educational establishment with a CIV of more than \$20 million. Pursuant to cl. 11(a), development control plans do not apply to SSD.
SEPP (Infrastructure) 2007	The proposal is <u>not</u> a traffic generating development listed at Schedule 3 of this SEPP.
SEPP (Educational establishments and child care facilities) 2017	Consistent with the SEPP Education and Child Care: <ul style="list-style-type: none"> • Permissibility (cl. 35): The proposal for a school is permitted with consent as all of the SSDA site is within the boundaries of an existing <i>school</i> and part of the SSDA site is in Zone R3 – Medium Density Residential which is a <i>prescribed zone</i> • School Design Quality Principles (cl. 35(6)): The proposal is consistent with the Schedule 4 Design Quality Principles as detailed in the Architectural Design Report (Appendix C) and the proposal has been designed to accommodate future community uses (Section 5.4.5 and Appendix F) • Development standards: (cl. 42): SSDAs may contravene development standards under another environmental planning instrument. Given this, the height and FSR standards in Woollahra LEP 2014 (that apply to the portion of the SSDA site in Zone R3) do not apply • Traffic-generating development (cl. 57): As the proposal enlarges existing facilities on the site, the SSDA must be referred to the TfNSW.
SEPP 64 (Advertising and signage)	The proposal includes three signs (as described in Section 3.12) that are consistent with the objectives of SEPP 64 in that they: <ul style="list-style-type: none"> • Are compatible with the amenity and visual character of the surrounding area • Are integrated with the architectural of the building and provides effective communication in appropriate locations • Will be of a high quality design, materiality and finish that matches the design of the new building.
SEPP 55 (Remediation of land)	The following assessments have been prepared (Appendix O): <ul style="list-style-type: none"> • Detailed Site Investigation (DSI) including a human health risk assessment (HHRA) • Remediation action plan (RAP) including a preliminary acid sulfate soil management plan (ASSMP) and an Unexpected Finds Protocol

Strategy/ Plan	Compliance
	<ul style="list-style-type: none"> • Hazardous Material Survey (HMS). <p>Subject to the implementation of the measures described in the RAP, the site can be made suitable for the proposed uses.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent with the provisions of SEPP (Vegetation in Non-Rural Areas) 2017, application is made for the removal of vegetation (20 trees to be removed). The trees are not subject to a biodiversity offsets scheme and do not form part of a heritage item, Aboriginal object or Aboriginal place of heritage significance. Advance replacement trees are proposed (42 replacement trees).
SREP (Sydney Harbour Catchment) 2005	The site is in the “Sydney Harbour Catchment” but is not within the “Foreshores and Waterways Boundary”. The clause 12 planning principles are to be considered and where possible achieved in the preparation of EPIs, DCPs, environmental studies and master plans. The planning principles are not matters for consideration in the assessment of and granting consent to DAs.
Draft SEPP (Remediation of Land)	The proposal remains consistent with the Draft policy as the proposed assessment has been undertaken in accordance with SEPP 55.
Draft SEPP (Environment)	This draft SEPP consolidates seven of existing SEPPs including SREP (Sydney Harbour Catchment) 2005. As noted above, the REP has limited relevance to the proposal.
Woollahra LEP 2014	<ul style="list-style-type: none"> • Zoning/Permissibility: The SSDA site is in Zone R3 - Medium Density Residential and Zone RE2 – Private Recreation. The proposal is permitted with consent pursuant to the Education and Child Care SEPP, cl. 35 (see above). • Height: There is no height standard for the portion of the SSDA site in Zone RE2. The portion in Zone R3 is subject to a 10.5m height standard. Pursuant to SEPP Education and Child Care, cl. 42, SSDAs may contravene development standards under another environmental planning instrument. • FSR: There is no FSR standard for the portion of the SSDA site in Zone RE2. The portion of the SSDA site in Zone R3 is subject to a 0.65:1 FSR standard. Pursuant to the Education and Child Care SEPP, cl. 42, SSDAs may contravene development standards under another environmental planning instrument. • Heritage: The SSDA site is not a heritage item, but is located in the Paddington HCA and is in the vicinity of the Alma Street heritage listed canary palms. Heritage is considered in more detail at Section 5.11 and in the Heritage Impact Assessment at Appendix J). • Flooding: The SSDA site is in a flood planning area and the proposal has been designed accordingly. Flooding is considered in more detail at Section 5.20 and in the Flood Report at Appendix R. • Acid sulfate soils – The SSDA site is affected by acid sulfate soils and the proposal has been designed accordingly (see Section 5.15 and Appendix O).

2. Policies

NSW State Priorities	<p>Consistent with relevant State Priorities:</p> <ul style="list-style-type: none"> • The proposal will create 155 FTE construction jobs and four operational jobs • The proposal will improve educational facilities at SGS • The proposal includes Waste Management Plans and an ESD Strategy that include measures to promote recycling and reduce waste • The proposal improves recreational facilities on the site (comprising facilities accommodating active sporting activities) encouraging students to exercise and reducing overweight and obesity rates.
<i>The Greater Sydney Region Plan - A Metropolis of Three Cities</i>	<i>A Metropolis of Three Cities</i> , published by the Greater Sydney Commission in March 2018, outlines the strategic vision for Sydney, dividing the region into Eastern Harbour City, Central River City and the Western Parkland City. The site is located in the Eastern Harbour City, which is focussed on leveraging its strong financial, professional, health and education sectors. Ten directions are stated for delivering and monitoring the plan, supported by 40 objectives. The proposal is consistent with a number of these directions, as outlined later.
Future Transport 2056 Strategy	

Strategy/ Plan	Compliance														
Sydney's Cycling Future 2013	The proposal encourages use of public and active transport (22 bicycle spaces and continued use of SGS coaches to transport students between Weigall and SGS College Street). A Green Travel Plan has been prepared (Appendix H).														
Sydney's Cycling Future 2013															
Sydney's Bus Future 2013															
Crime Prevention Through Environmental Design (CPTED)	CPTED Principles has been addressed in the design, as detailed at Section 5.5.4.														
Healthy Urban Development Checklist, NSW Health	The proposal improves recreational facilities on the site, encouraging students and staff to exercise and reducing overweight and obesity rates.														
Better Placed – an integrated design policy for the built environment of NSW (GA NSW), 2017)	<p>The objectives of Better Placed have been considered and responded to in the proposal. The Architectural Design Report by AJ+C (Appendix C) provides a detailed explanation of how the design has evolved. Responses to each objective of Better Placed are provided below.</p> <table> <tr> <td>Objective 1. Better fit contextual, local and of its place</td><td>The proposal has sought to respond to, and enhance, the existing context of the SSDA site and its wider context. Relevantly, the proposed Building 1 envelope is setback from and steps down in height where it adjoins residential land.</td></tr> <tr> <td>Objective 2. Better performance sustainable, adaptable and durable</td><td>An ESD framework has been prepared to ensure that sustainable, adaptable and durable buildings are produced (Section 5.10 and Appendix I).</td></tr> <tr> <td>Objective 3. Better for community inclusive connected and diverse</td><td>The proposal includes clear, legible and accessible entries from Neild Avenue and Alma Street. This will enhance connections to the community. The proposal is accessible and will be available for community use.</td></tr> <tr> <td>Objective 4. Better for people safe, comfortable and liveable</td><td>The principles of CPTED have been incorporated into the design as described at Section 5.5.4.</td></tr> <tr> <td>Objective 5. Better working functional, efficient and fit for purpose</td><td>The proposal is designed to consolidate SGS sports facilities to improve child protection, supervision and transport.</td></tr> <tr> <td>Objective 6. Better value creating and adding value</td><td>The proposal includes new and improved sports facilities that add value to the school and local community. The proposal includes flexible design that can accommodate a range of uses.</td></tr> <tr> <td>Objective 7. Better look and feel engaging, inviting and attractive</td><td>The design responds to the adjoining uses and site constraints. High quality materials and landscape will be utilised to provide an attractive and inviting environment for people on and adjoining the site.</td></tr> </table>	Objective 1. Better fit contextual, local and of its place	The proposal has sought to respond to, and enhance, the existing context of the SSDA site and its wider context. Relevantly, the proposed Building 1 envelope is setback from and steps down in height where it adjoins residential land.	Objective 2. Better performance sustainable, adaptable and durable	An ESD framework has been prepared to ensure that sustainable, adaptable and durable buildings are produced (Section 5.10 and Appendix I).	Objective 3. Better for community inclusive connected and diverse	The proposal includes clear, legible and accessible entries from Neild Avenue and Alma Street. This will enhance connections to the community. The proposal is accessible and will be available for community use.	Objective 4. Better for people safe, comfortable and liveable	The principles of CPTED have been incorporated into the design as described at Section 5.5.4.	Objective 5. Better working functional, efficient and fit for purpose	The proposal is designed to consolidate SGS sports facilities to improve child protection, supervision and transport.	Objective 6. Better value creating and adding value	The proposal includes new and improved sports facilities that add value to the school and local community. The proposal includes flexible design that can accommodate a range of uses.	Objective 7. Better look and feel engaging, inviting and attractive	The design responds to the adjoining uses and site constraints. High quality materials and landscape will be utilised to provide an attractive and inviting environment for people on and adjoining the site.
Objective 1. Better fit contextual, local and of its place	The proposal has sought to respond to, and enhance, the existing context of the SSDA site and its wider context. Relevantly, the proposed Building 1 envelope is setback from and steps down in height where it adjoins residential land.														
Objective 2. Better performance sustainable, adaptable and durable	An ESD framework has been prepared to ensure that sustainable, adaptable and durable buildings are produced (Section 5.10 and Appendix I).														
Objective 3. Better for community inclusive connected and diverse	The proposal includes clear, legible and accessible entries from Neild Avenue and Alma Street. This will enhance connections to the community. The proposal is accessible and will be available for community use.														
Objective 4. Better for people safe, comfortable and liveable	The principles of CPTED have been incorporated into the design as described at Section 5.5.4.														
Objective 5. Better working functional, efficient and fit for purpose	The proposal is designed to consolidate SGS sports facilities to improve child protection, supervision and transport.														
Objective 6. Better value creating and adding value	The proposal includes new and improved sports facilities that add value to the school and local community. The proposal includes flexible design that can accommodate a range of uses.														
Objective 7. Better look and feel engaging, inviting and attractive	The design responds to the adjoining uses and site constraints. High quality materials and landscape will be utilised to provide an attractive and inviting environment for people on and adjoining the site.														
Eastern City District Plan	<p>The Eastern City District Plan sets out the strategic direction for the District, and reflects the priorities outlined in <i>A Metropolis of Three Cities</i>. Several planning priorities in the District Plan are relevant to the proposal:</p> <ul style="list-style-type: none"> • Infrastructure and collaboration: The proposal improves recreation facilities for SGS, with no change in the student population, minimising impacts on local infrastructure such as roads and public transport 														

Strategy/ Plan	Compliance
	<ul style="list-style-type: none"> • Liveability: The proposal has been sited and designed to respond to the site constraints and to minimise impacts on the residential amenity of nearby residents. The Weigall Sports Complex has been designed to accommodate community uses • Productivity: The proposal improves and provides investment in education • Sustainability: The proposal seeks to achieve 4 Star Green Star Equivalency (as a minimum).
Woollahra DCP 2015	Pursuant to cl. 11(a) of SEPP (SRD), DCPs do not apply to SSDAs. Notwithstanding, the relevant provisions of Woollahra DCP 2015 are addressed at Section 5.3.9 (and elsewhere in the EIS and relevant specialist consultant reports).
Woollahra Local Strategic Planning Strategy (LSPS)	The proposal gives effect to the LSPS in particular promoting the shared used of private education facilities.

5.2 Statutory context

(SEAR 1)

5.2.1 Biodiversity Conservation Act 2016

(SEAR 18)

Section 7.9 of the *Biodiversity Conservation Act 2016* (**BC Act**) requires all SSDAs to be accompanied by a BDAR unless both the Planning Agency Head and the Environment Agency Head determine that the development is not likely to have any significant impact on biodiversity values. Biodiversity values are defined under the BC Act and the *Biodiversity Conservation Regulation 2017* (**BC Regulation**) and include:

- Vegetation integrity—being the degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state
- Habitat suitability—being the degree to which the habitat needs of threatened species are present at a particular site
- Threatened species abundance—being the occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site
- Vegetation abundance—being the occurrence and abundance of vegetation at a particular site
- Habitat connectivity—being the degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range
- Threatened species movement—being the degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle
- Flight path integrity—being the degree to which the flight paths of protected animals over a particular site are free from interference
- Water sustainability—being the degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site.

For a waiver to be applied, it needs to be demonstrated that these biodiversity values will not be significantly impacted.

Fraser Ecological has prepared advice on the biodiversity of the site and the potential impacts of the proposal (**Appendix S**). The advice assesses the need for a formal biodiversity assessment. Fraser Ecological found that the site's vegetation does not form part of an important habitat corridor and concluded that:

1. *The proposal does not trigger the requirements for any biodiversity credits to be retired in accordance with the Biodiversity Offsets Scheme. The site is not within an area mapped under the 'Sensitive Biodiversity Values Map' and does not exceed the BOS area threshold.*
2. *Nearly all of the vegetation occurring on-site is of poor ecological significance with extremely low likelihood of regeneration from a native soil seedbank, hence, the planted vegetation is not at a self-sustaining 'community' level and is not considered a viable remnant. It comprises of planted specimens and is not a PCT as defined under the Biodiversity Assessment Method (NSW OEH 2017).*
3. *No remnant threatened flora species emanating from the original native vegetation community listed within the Biodiversity Conservation Act (2016) or the EP&BC Act (1999) were observed during surveys;*

4. *The impact on the threatened flora and fauna species are considered minimal given the low value of habitat proposed for removal. Five part tests were undertaken as a precautionary measure for mobile fauna that may use the site as marginal foraging habitat.*
5. *A referral to the Australian Government Department of the Environment is not likely to be required as it was determined that the proposal would not have a significant impact on nationally listed threatened or migratory species listed under the EPBC Act (1999).*
6. *A Species Impact Statement is not required for the proposed development. The proposed development is not likely to have a significant effect on threatened species, populations or ecological communities or their habitats listed under the Biodiversity Conservation Act (2016).*
7. *A Biodiversity Assessment Report (BDAR) is not required to be prepared under Section 7.9 of the Biodiversity Conservation Act 2016 as the proposed development is not likely to have a significant impact on biodiversity values. A waiver under this legislation is recommended.*

The OEH (on 21 April 2020 and later amended on 14 July 2020) reviewed the Fraser Ecological test of significance under section 7.3 of the BC Act and determined that there is no need for the SSDA to include a BDAR (**Appendix T**).

5.2.2 SEPP (State and Regional Development) 2011

Exclusion of Development Control Plans (cl. 11)

Clause 11 of SEPP SRD states:

11 Exclusion of application of development control plans

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

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

Given this clause, Woollahra DCP 2015 does not apply to the SSDA. Notwithstanding, the EIS at Section 5.3.9 and the specialist consultant reports consider the DCP as relevant.

State significant development (cl. 8 and Schedule 1)

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

15 Educational establishments

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

The proposal is a SSD as it comprises alterations and additions to an existing school with an estimated CIV of \$54.4 million, as shown in the CIV Report by WTP Australia (**Appendix B**).

5.2.3 SEPP (Infrastructure) 2007

Clause 104 of SEPP (Infrastructure) states that before determining an application for traffic generating development, the consent authority must give written notice to the RMS (now Transport for NSW) and take into consideration any submission that provided in response to that notice. As number of cars accessing the SSDA site from Neild Avenue is below the Schedule

3 thresholds, the proposal is not a traffic generating development listed at Schedule 3 of this SEPP.

5.2.4 SEPP (Education and Child Care) 2017

Permissibility (cl. 35)

SEPP (Education and Child Care), cl. 35 subclauses (1), (2) and (3) address the permissibility of schools on certain sites and states:

35 Schools—development permitted with consent

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

Relevant to the SSDA site and the proposal:

- Part of the site is in Zone R3 – Medium Density Residential which is a *prescribed zone*⁸ (see Land Zoning Map at **Figure 56**) and a *school* is permitted with consent pursuant to cl. 35(1) of the SEPP
- As required by cl. 35(2) of the SEPP, the proposal is for a purpose specified at clause 39(1)(a)(ii) of the SEPP being a *gym, indoor sporting facility or hall* with ancillary car parking
- As required by cl. 35(3) of the SEPP, all of the SSDA site is within the boundaries of an existing *school* (including the land in Zone RE2 which is not a prescribed zone) noting that Weigall Sports Ground is used as:
 - The playground for SGS Edgecliff Preparatory School students (on a daily basis, Monday to Friday)
 - The venue for PDHPE for SGS Edgecliff Preparatory School and College Street students (on a daily basis, Monday to Friday)
 - The sports training venue for SGS College Street and Edgecliff Preparatory School students (used for training Monday to Friday, weekends as required and for school holiday camps)
 - The sports competition venue for SGS College Street and Edgecliff Preparatory School students (used for competitive sport on Saturdays during school term and as required Monday to Friday)
 - The venue for Army and Air Force Cadets parades.

⁸ Pursuant to the SEPP (Education and Child Care), cl. 33:

prescribed zone means any of the following land use zones—

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

As the proposal is for a purpose specified at clause 39(1)(a)(ii) of the SEPP (being a gym, indoor sporting facility or hall with ancillary car parking) and the site is on land within the boundaries of an existing school and partly in a prescribed zone; the development is permitted with consent pursuant to clause 35 of the SEPP (Education and Child Care).

Development applications (cl. 35(6))

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

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

The Architectural Design Report by AJ+C (**Appendix C**) consider how the design of the proposal addresses each design principle.

The Weigall Sports Complex has been designed to enable its use to be shared with the community as detailed at Section 5.4.5.

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

Clause 42 of the SEPP (Education and Child Care) provides that SSDAs may contravene development standards under another environmental planning instrument. Given this, the height and FSR standards in Woollahra LEP 2014 (that apply to that part of the site that is in Zone R3) do not apply.

Traffic-generating development (cl. 57)

As the proposal enlarges existing facilities on the site, the SSDA must be referred to the TfNSW pursuant to cl. 57 of the SEPP (Education and Child Care) which states:

57 Traffic-generating development

- (1) *This clause applies to development for the purpose of an educational establishment:*
 - (a) *that will result in the educational establishment being able to accommodate 50 or more additional students, and*
 - (b) *that involves:*
 - (i) *an enlargement or extension of existing premises, or*
 - (ii) *new premises,**on a site that has direct vehicular or pedestrian access to any road.*
- (2) *Before determining a development application for development to which this clause applies, the consent authority must:*
 - (a) *give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and*
 - (b) *take into consideration the matters referred to in subclause (3)....*

5.2.5 SEPP 64 – Advertising and Signage

The aim of this policy is to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication and is of a high quality design and finish.

In accordance with cl. 13 Matters for Consideration, the consent authority cannot grant consent to a signage application unless it is satisfied the relevant provisions of the SEPP have been considered.

As detailed in Section 3.12, three business identification signs are proposed. The compliance of the proposed signs with the Schedule 1 Assessment Criteria of SEPP 64 is set out in **Table 12**.

Table 12 – Compliance with SEPP 64, Schedule 1 Assessment Criteria

Assessment Criteria	Compliance
1. Character of the area	✓ The proposed signs are compatible with the existing and desired future character of the area. The proposed signs are simple, well designed and provide information to the community on the SGS use carried out from the site.
2. Special areas	✓ The proposed signs will protect the visual quality of the site, nearby residential uses and the heritage context.
3. Views and vistas	✓ The proposed signs do not obscure or compromise any significant views.
4. Streetscape, setting or landscape	✓ The scale, proportion and form of the signs is minimised and appropriate for the streetscape, providing visual interest and community information. The proposed signs will not affect any trees.
5. Site and building	✓ The proposed signs are subservient to the scale and proportions of the proposed Weigall Sports Complex.
6. Associated devices and logos	✓ No safety devices, platforms or lighting devices have been included as part of the proposed signs.
7. Illumination	✓ Signage will be illuminated and in accordance with the hours of operation of the Weigall Sports Complex.
8. Safety	✓ The proposed sign facing Neild Avenue will not affect road or pedestrian safety.

5.2.6 SEPP (Vegetation in Non-Rural Areas) 2017

The Vegetation SEPP repeals cl. 5.9 and 5.9AA of Woollahra LEP 2014 and reproduces the effect of these clauses, as a way to regulate the clearing of vegetation on urban land.

The aims of the SEPP are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve their amenity through the preservation of trees and other vegetation.

In accordance with Part 3 of the SEPP, approval is required to clear any vegetation identified in a development control plan (by species, size, location, ecology/biodiversity) or as part of a heritage item of HCA.

As detailed above in Section 3.11, the Arboricultural Impact Assessment by Tree IQ (**Appendix EE**) and Landscape Plan by Aspect (**Appendix Z**) identify 84 trees to be retained/protected on the SSDA and adjoining street and 20 trees to be removed. All priority for retention trees would be retained.

A total of 42 advanced size replacement trees are proposed to offset the proposed tree removal (equating to two replacement trees for every tree to be removed).

It is considered that the SSDA achieves a suitable level of environmental protection whilst allowing for reasonable levels of development.

5.2.7 SEPP 55 - Remediation of Land

In accordance with cl. 7 of SEPP 55, the consent authority must consider if the land is contaminated, if it is contaminated is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use. Site contamination and remediation are addressed at Section 5.15 and **Appendix O**.

5.2.8 SREP (Sydney Harbour Catchment) 2005

The SSDA site is in the "Sydney Harbour Catchment" but is not within the "Foreshores and Waterways Boundary" (sheet 3 of 5). Clause 3(1) of the SREP states that the policy applies to land within the "Sydney Harbour Catchment" as shown edged heavy black on the Sydney Harbour Catchment Map. The Sydney Harbour Catchment includes the entire Woollahra LGA.

Part 2 of the policy sets planning principles for land within the "Sydney Harbour Catchment". As noted at clause 12, the planning principles are to be considered and where possible achieved in the preparation of EPIs, DCPs, environmental studies and master plans. The principles are therefore directed to strategic planning by local councils (and other agencies). The planning principles are not matters for consideration in the assessment of DAs. Clause 12 states:

12 Objective

- (1) *The objective of this Part is to provide a set of clear planning principles for land within the Sydney Harbour Catchment.*
- (2) *These principles are to be considered and, where possible, achieved:*
 - (a) *in the preparation of environmental planning instruments and development control plans under Part 3 of the Act, and*
 - (b) *in the preparation of environmental studies and master plans for the purposes of the Act.*

As the site is not within the Foreshores and Waterways Boundary, Part 3 of the Policy does not apply.

5.2.9 Draft SEPP (Remediation of Land)

The overarching objective of SEPP 55 is to promote the remediation of contaminated land to reduce the risk of potential harm to human health or the environment. This objective is

replicated in the Draft SEPP. The key operational framework of SEPP 55 is also maintained. New provisions are added in the draft SEPP to:

- Require all remediation work that is to be carried out without development consent, to be reviewed and certified by a certified contaminated land consultant (this is not relevant to the SSDA)
- Categorise remediation work based on the scale, risk and complexity of the work
- Require environmental management plans relating to post-remediation management of sites or ongoing operation, maintenance and management of on-site remediation measures (such as a containment cell) to be provided to council.

Site contamination and remediation are addressed at Section 5.15 and **Appendix O**.

5.2.10 Draft SEPP (Environment)

This draft SEPP consolidates the following seven existing SEPPs:

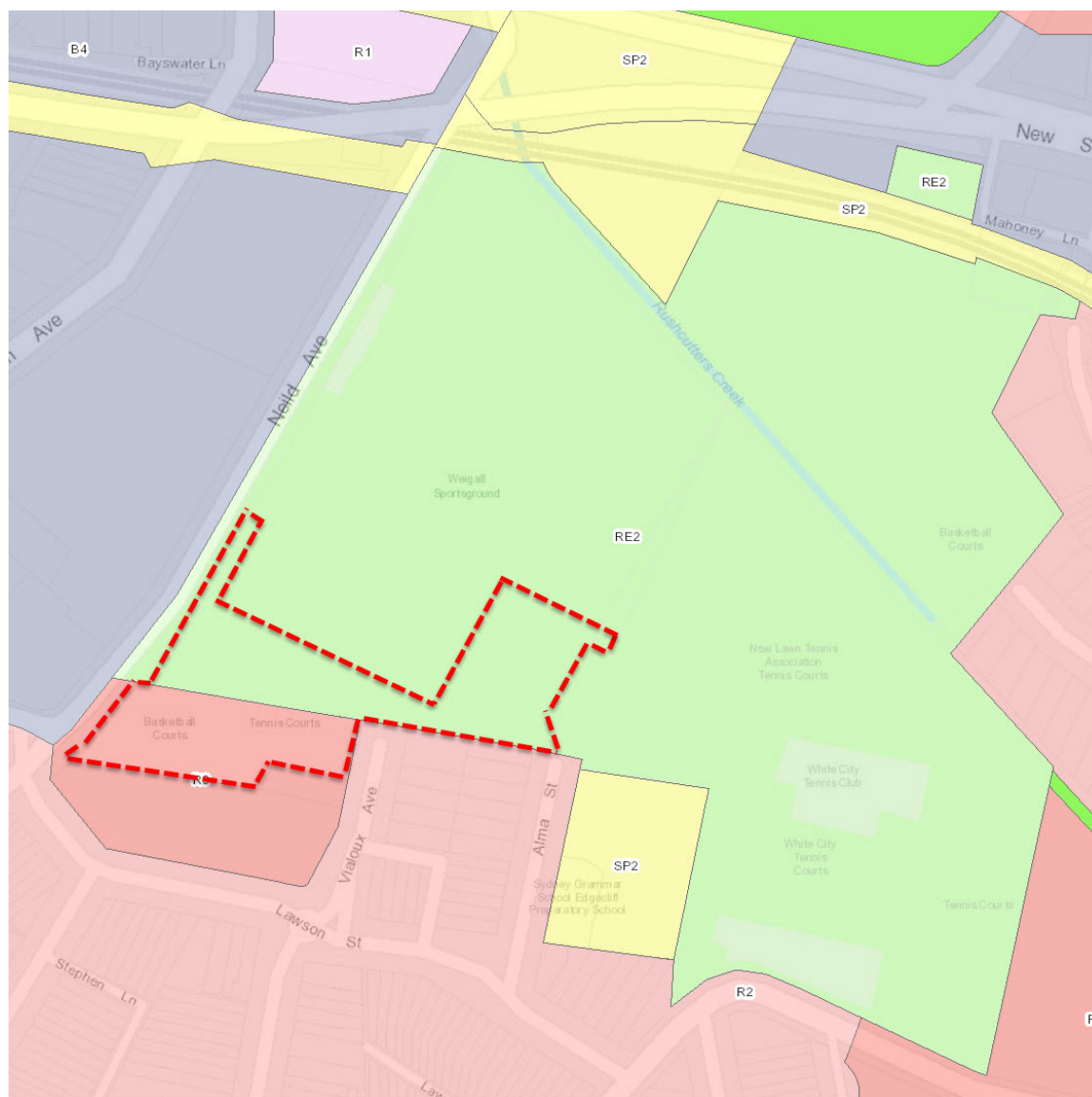
- SEPP No. 19 – Bushland in Urban Areas
- SEPP (Sydney Drinking Water Catchment) 2011
- SEPP No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

The provisions in the draft SEPP that change the provisions of SREP (Sydney Harbour Catchment) 2005 apply to the site and SSDA. Given that the site is not in within the “Foreshores and Waterways Boundary”, the draft SEPP has limited relevance.

5.2.11 Woollahra LEP 2014

Tables 13 and **14** set out the provisions Woollahra LEP 2014 relevant to the SSDA site (as well as the associated SEPP (Education and Child Care) provisions that override the LEP). The assessment is divided into two tables to assess the different provisions that apply to the SSDA site. The tables should be read in conjunction with the Woollahra LEP 2014 maps (at **Figures 56** to **61**).

As noted in the tables (and illustrated on **Figure 62**), the portion of the SSDA site in Zone R3 (being the tennis/basketball courts on Weigall 5) is subject to a 10.5m building height standard and a 0.6:1 FSR standard under Woollahra LEP 2014. Clause 42 of the SEPP (Education and Child Care) provides that SSDAs may contravene development standards. The remainder of the site is not subject to building height or FSR standards.



Land Zoning Legend

R3

RE2

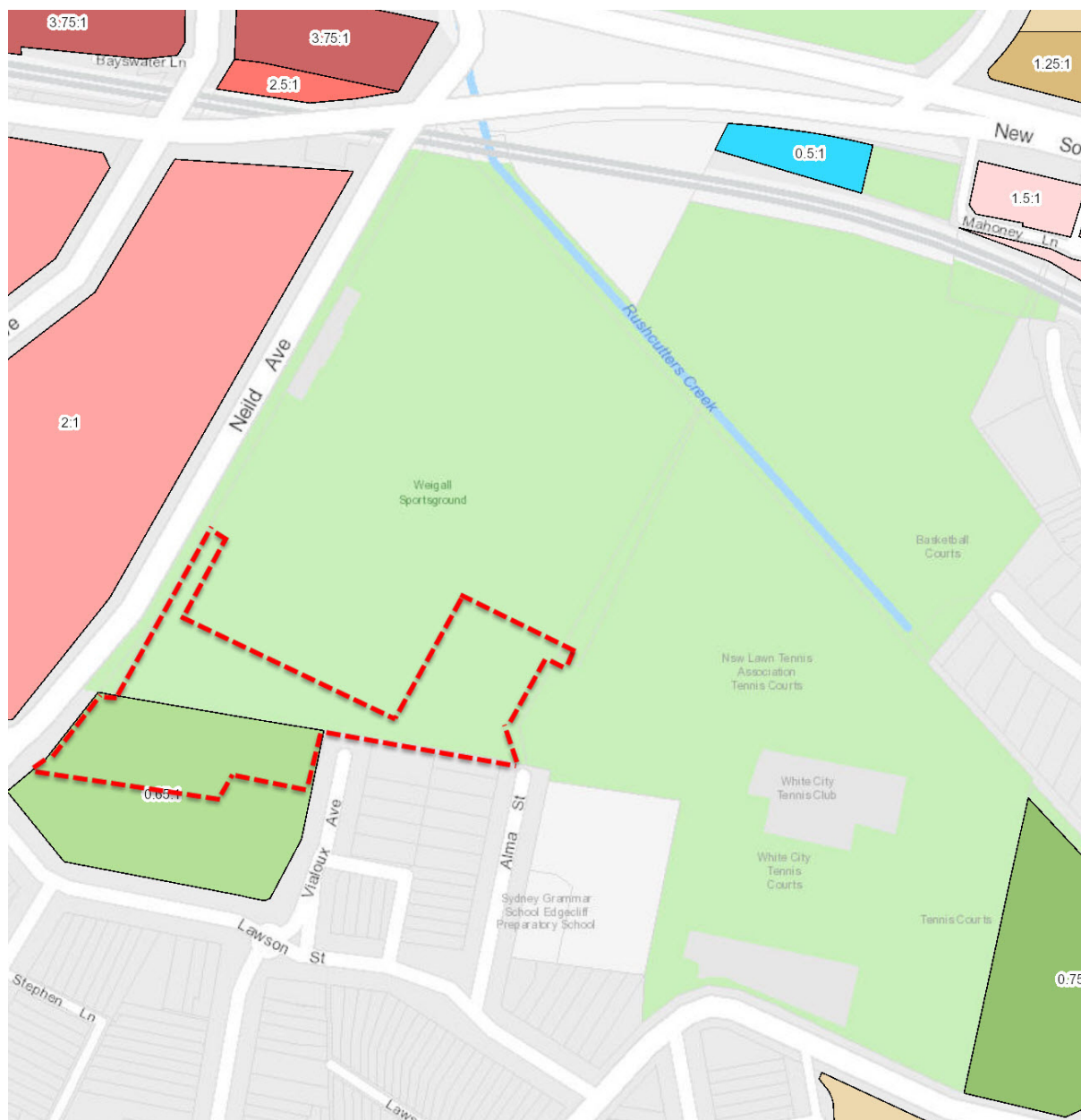
Figure 56 – Woollahra LEP 2014: Land Zoning Map (Source: <https://www.planningportal.nsw.gov.au>)



Height of Building Legend (metres)

10.5

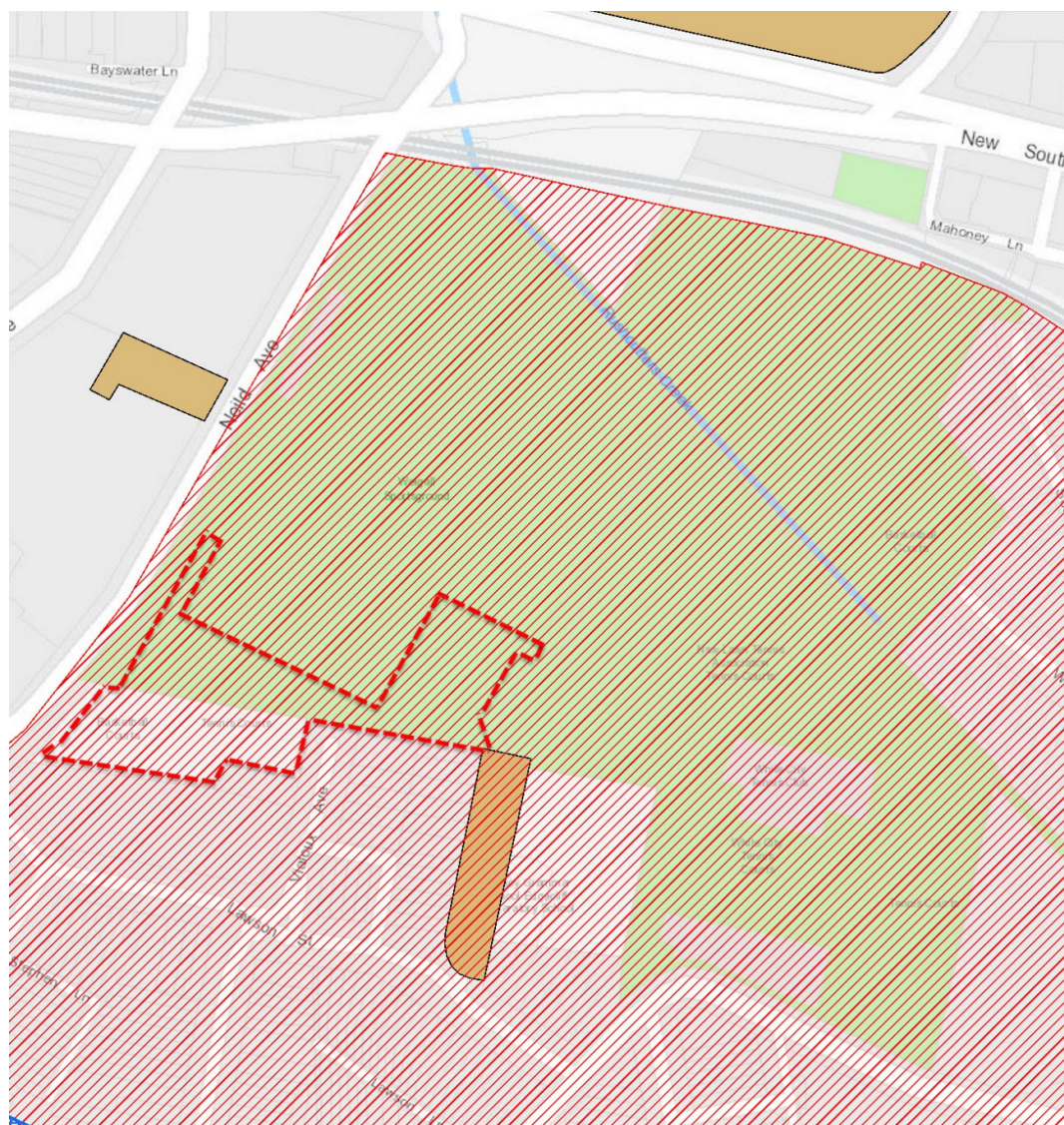
Figure 57 – Woollahra LEP 2014: Height of Buildings Map (Source: <https://www.planningportal.nsw.gov.au>)



FSR Legend (x:1)

0.65

Figure 58 – Woollahra LEP 2014: Floor Space Ratio Map (Source: <https://www.planningportal.nsw.gov.au>)



Heritage Legend







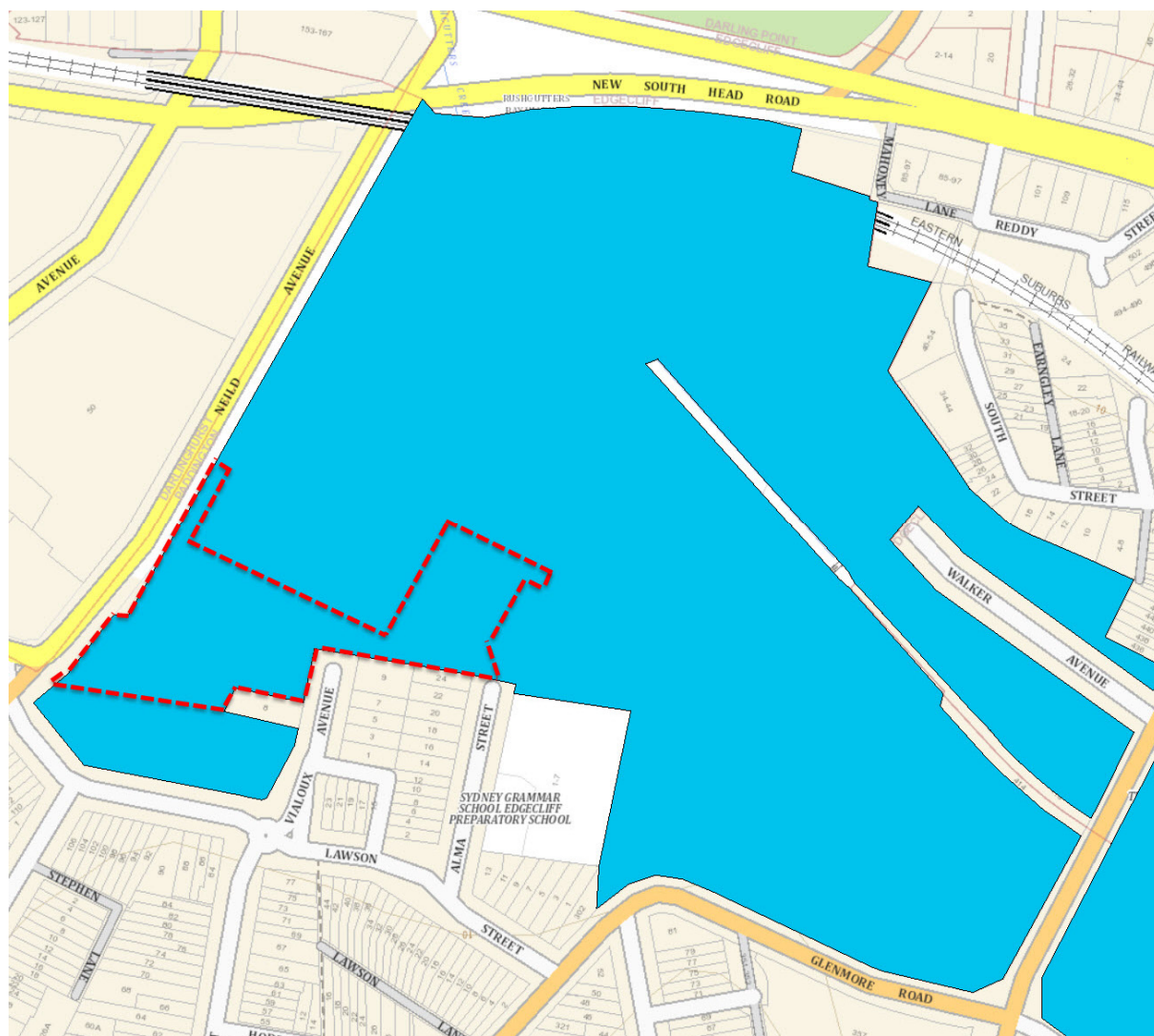
-  Conservation Area - General
-  Conservation Area - Landscape
-  Heritage Conservation Area
-  Item - Aboriginal
-  Item - Archaeological
-  Item - General

Figure 59 – Woollahra LEP 2014 & Sydney LEP 2012: Heritage Map (Source: <https://www.planningportal.nsw.gov.au>)



Flood Planning Legend




-  Flood Planning Level (1:100 ARI)
-  Flood Planning Area
-  Transitional Land

Figure 60 – Woollahra LEP 2014: Flood Planning Map (Source: <https://www.planningportal.nsw.gov.au>)



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Table 13 – Overview Woollahra LEP 2014 - Weigall 3 (part of Lot 2 DP 547260 and part of Lot 1 DP 311460)

Clause	Provision	Assessment of compliance
2.3 Land zoning	<p>Zone RE2 Private Recreation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for private open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Aquaculture; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	<p>✓</p> <p>The proposal is consistent with the Zone RE2 objectives as it:</p> <ul style="list-style-type: none"> Continues the SGS use of the land for private open space and recreational purposes Increases the range of recreational activities carried out on the site Concentrates new buildings at the southern end of Weigall, adjoining existing urban development, thereby maintaining the green valley floor. <p>Pursuant to SEPP (Education and Child Care), the proposal is permitted with consent on this part of the site as:</p> <ul style="list-style-type: none"> The development is for the purpose of a school comprising a school gym/indoor sporting facility and ancillary car parking (SEPP (Education and Child Care), cl. 35(2)); and The land is within the boundaries of an existing school (SEPP (Education and Child Care), cl. 35(3)).
4.3 Height	N/A	N/A
4.4 FSR	N/A	N/A
5.10 Heritage	Heritage Conservation Area	<p>✓</p> <p>The Heritage Impact Assessment by Paul Davies (see Section 5.11 and Appendix J) states:</p> <p><i>There is no inherent significance in any of the site features. They are relatively new and have no heritage value. There is heritage significance in the open space on the creek flat area and the long-term use for sport in association with the school as part of the overall heritage precinct.</i></p> <p><i>There is also the interface of the site with the buildings to the south and south-east and to a lesser extent the interface with buildings opposite in Neild Avenue that requires consideration.</i></p> <p><i>The proposal adds a new building and a carpark, they are elements that do not currently exist on the site. They are however consistent with the use of the site and are designed contextually in relation to the open space and surrounding buildings.</i></p> <p><i>There is no inherent adverse heritage impact from adding well-designed new elements to the site.</i></p>
6.1 Acid sulfate soils	Class 3 and 5	<p>✓ JBS&G has prepared a RAP including an Acid Sulfate Soil Management Plan (see Section 5.15 and Appendix O).</p>
6.3 Flooding	Flood planning area	<p>✓ Enstruct has prepared a Flood Engineering Report which concludes that the SSDA meets Woollahra Council's flood planning requirements (see Section 5.20 & Appendix R).</p>

Table 14 – Overview Woollahra LEP 2014 Weigall 5 - Tennis Courts (Lot 1 DP 633259)

Clause	Provision	Assessment of compliance
2.3 Land zoning	<p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood. <p>2 Permitted without consent Roads</p> <p>3 Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home occupations (sex services); Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture</p> <p>4 Prohibited Pond-based aquaculture; Any development not specified in item 2 or 3</p>	<p>✓</p> <p>The proposal is consistent with the relevant Zone R3 objectives as it:</p> <ul style="list-style-type: none"> Enables a private recreation land use that meets the day to day needs of residents (including the SGS community and shared community use) Has a height and scale that minimises adverse impacts on residents to the south and west and accommodates the requirements of SGS (which has occupied the site since 1907). As detailed at Table 16, the proposal achieves the desired future character of the neighbourhood. <p>Pursuant to SEPP (Education and Child Care), the SSDA is permitted with consent on this part of the site as:</p> <ul style="list-style-type: none"> Zone R3 is a <i>prescribed zone</i> where schools are permitted with consent (Education and Child Care SEPP, cl. 35(1)) The development is for the purpose of a school (SEPP (Education and Child Care), cl. 35(2)) The land is within the boundaries of an existing school (SEPP (Education and Child Care), cl. 35(3)).
4.3 Height	10.5m	<p>✗ Up to 17.2m</p> <p>Development standards do not apply to SSDAs (SEPP Education and Child Care, cl. 42).</p>
4.4 FSR	0.65:1	<p>✗ Zone R3: 0.78:1</p> <p>✓ SSDA site 0.62:1</p> <p>Development standards do not apply to SSDs (SEPP Education and Child Care, cl. 42).</p>
5.10 Heritage	Heritage Conservation Area	✓ See Table 14
6.1 Acid sulfate soils	Class 5	✓ See Table 14
6.3 Flooding	Flood planning area	✓ See Table 14



Figure 62 – Proposed site plan showing Woollahra LEP 2014 height & FSR standards (Source: mark up of AJ+C, A1001_A)

5.3 Policies

(SEAR 2)

Table 11 above provided an overview of the policies listed in the SEARs with more details provided below on the most relevant policies and plans.

5.3.1 NSW State Priorities

The NSW government has set 30 State Priorities aimed at growing the economy, delivering infrastructure and improving health, education and other services across NSW. Of these, Premier Berejiklian has nominated 12 personal priorities. **Table 15** demonstrates how the proposal implements the relevant Premier and State Priorities.

Table 15 – State priorities

Priority	Consistency
Premier's Priorities	
<ul style="list-style-type: none"> • Creating jobs - 150,000 new jobs by 2019 	<ul style="list-style-type: none"> ✓ The proposal will create 155 FTE construction and four operational jobs.
<ul style="list-style-type: none"> • Delivering Infrastructure - Over the next 15 years, NSW will require infrastructure to support 40% more train trips, 30% more car trips and 31% more households 	<ul style="list-style-type: none"> ✓ The proposal improves educational infrastructure.
<ul style="list-style-type: none"> • Improving education results - Increasing the proportion of NSW students in the top two NAPLAN bands by 8 per cent 	<ul style="list-style-type: none"> ✓ The proposal will improve educational facilities and outcomes at SGS noting that sport is an integral part of the SGS curriculum.
<ul style="list-style-type: none"> • Keeping our environment clean - Committing to a 40 per cent reduction in the current volume of litter by the year 2020. 	<ul style="list-style-type: none"> ✓ The proposal includes an Operational and Demolition/Construction Waste Management Plans and an ESD Strategy (Appendices U and I) that include measures to promote recycling and reduce waste directed to landfill.
<ul style="list-style-type: none"> • Tackling childhood obesity - A 5% reduction in overweight and obesity rates of children over 10 years. This will result in at least 62,000 fewer children being overweight or obese. 	<ul style="list-style-type: none"> ✓ The proposal improves SGS's recreational facilities and provides popular and emerging sports that cater to a wider range of students, encouraging students and staff to exercise and reducing rates of obesity. Shared community use enhances potential benefits for other children.
State Priorities	
<ul style="list-style-type: none"> • Accelerating major project assessment - Halve the time taken to assess planning applications for State Significant Developments 	<ul style="list-style-type: none"> Noted

5.3.2 The Greater Sydney Region Plan - A Metropolis of Three Cities

In March 2018, the Greater Sydney Commission released *GREATER SYDNEY REGION PLAN A Metropolis of Three Cities* which is a vision to create three, integrated and connected cities that will rebalance Greater Sydney; placing housing, jobs, infrastructure and services within easier reach of more residents, no matter where they live.

The *GREATER SYDNEY REGION PLAN* sets ten directions for the three cities being Western Parkland City, Central River City and the Eastern Harbour City (noting that the SSDA site is in the Eastern Harbour City). The following directions and objectives are relevant to this proposal:

A city supported by infrastructure

- The proposal will improve education infrastructure on the site which is able to be serviced by key utilities.

A collaborative city

- In designing the proposal, SGS consulted Woollahra Council, the Council of the City of Sydney, the GANSW, other agencies and the local community.

A city for people

- Community access to the Weigall Sports Complex will be provided including use by Glenmore Park Primary School.

A city of great places

- The proposal has been designed to protect the heritage significance of the Paddington HCA area.

Jobs and skills for the city

- The proposal will provide four additional operational jobs and 155 FTE construction jobs.

A city in its landscape

- Existing trees on the SSDA site are to be retained where possible and trees to be removed will be replaced with new landscaping proposed to contribute to the landscape character of the area.

An efficient city/A resilient city

- The proposal targets an informal Green Star rating of 4-Stars which is considered 'Best Practice' equivalency outcome.

5.3.3 Future Transport 2056, State Infrastructure Strategy 2018-2038: Building the Momentum, Sydney's Cycling Future 2013, Sydney's Walking Future 2013, Sydney's Bus Future 2013,

The proposal is consistent with these strategies as:

- It encourages use of public and active transport (22 bicycle spaces and continued use of SGS coaches to transport students between Weigall and SGS College Street)
- A Green Travel Plan has been prepared as part of the traffic and parking assessment (Appendix H)
- Pedestrians are given priority at Weigall and cars will access the new car park (Building 2) via a short driveway from Alma Street
- Future opportunities are available to realise the Paddington Greenway project (see Section 5.9).

5.3.4 Crime Prevention Through Environmental Design (CPTED) Principles

The proposal has been designed to address CPTED principles as detailed in Section 5.5.4.

5.3.5 Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017)

This policy, prepared by the GANSW, establishes the value of good design and identifies key concepts, good processes 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 design of the built environment.

Prior to lodgement of the EIS, the SGS team met with the GANSW and they supported the project provided that the following matters were appropriately considered:

- Masterplan and landscape design
- Sustainability initiatives
- Placement of the sports complex at the southern edge of the fields allowing views and solar access
- The treatment of the above ground carpark
- Palette of finishes.

The Architectural Design Report by AJ+C (**Appendix C**) addresses each of these considerations.

5.3.6 Healthy Urban Development Checklist (NSW Health, 2009)

The *Healthy Urban Development Checklist* was prepared by NSW Health to facilitate an understanding of health issues relative to urban development plans and proposals with the objective of promoting healthy communities in NSW. The document is primarily aimed towards officers of NSW Health to provide an understanding of the planning system and the manner for assessing and providing input into development plans and proposals with consideration to numerous health related checklist items. The proposal satisfies a range of items contained in the checklist, including:

- Encouraging incidental physical activity
- Promoting opportunities for walking, cycling and other forms of active transport
- Promoting access to usable and quality open spaces and recreational facilities
- Reducing car dependency and encouraging active transport
- Improving location of jobs to housing and services
- Providing access to a range of facilities to support a diverse population
- Responding to community needs and current gaps in facilities and/or services.

5.3.7 Greener Places Policy (2020)

Greener Places is a design framework produced by GANSW to guide the planning, design, and delivery of green infrastructure in urban areas across NSW. It aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, supporting and maintaining Aboriginal culture and heritage and improving the resilience of urban areas. School ovals and recreational facilities are identified as components on green infrastructure.

By siting the proposed Weigall Sports Complex at the southern end of Weigall, adjoining urban development and on predominantly paved areas:

- The green valley is preserved

- SGS's "green infrastructure" (in the form of ovals/fields) is retained
- No priority for retention trees are to be removed
- Two advanced replacement trees are proposed for every tree to be removed (20 trees removed and 42 replacement trees)
- Future opportunities are available to realise the Paddington Greenway project (see Section 5.9).

This is consistent with the objectives of the Greener Places Design Framework.

5.3.8 Eastern City District Plan

The Eastern City District Plan covers the Woollahra and City of Sydney LGAs (as well as Bayside, Burwood, City of Canada Bay, Inner West, Randwick, Strathfield and Waverley).

It is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the *GREATER SYDNEY REGION PLAN, A Metropolis of Three Cities*, at a district level and is a bridge between regional and local planning.

Several planning priorities in the District Plan are relevant to the SSDA including the following:

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

In relation to schools, the Eastern City District Plan notes that:

Schools help to create and support inclusive and vibrant neighbourhoods. Planning for new schools, and the use of existing schools, must respond to growth and changing demand in innovative ways such as more efficient use of land, contemporary design, greater sharing of spaces and facilities, and flexible learning spaces. Safe walking and cycling links to schools encourage young people to be more active, and better connect schools with local communities. They can reduce local congestion around schools, improving safety for children and families.

The Eastern City District Plan (p.29) encourages joint and shared use of school infrastructure:

Infrastructure can be adapted and shared for different uses – school and open space facilities can be used for community, sports, arts, screen, cultural and recreational use when they are not otherwise required. Creating opportunities for increased shared use, and more flexible use, of under-utilised facilities can support growth and respond to the different needs of local demographic groups. In new developments, providing multipurpose and intergenerational facilities can support better access to and use of infrastructure.

...

Joint and shared use of facilities is encouraged to make school assets available to the community outside school hours and to give schools access to community facilities. Joint use involves a school and a community partner, funding the building and operations of a shared facility, such as a sportsground, with a local council.

Joint use involves a school and a community partner, funding the building and operations of a shared facility, such as a sportsground, with a local council.

Shared use is where a school allows community use of school facilities during out-of-school hours. The Eastern City District Plan Action 67(e) (p. 114) states:

67. *Maximise the use of existing open space and protect, enhance and expand public open space by:*

....

e. *delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses.*

Consistent with the District Plan, the Weigall Sports Complex:

- Responds to the changing needs of SGS, noting that the school has insufficient sporting facilities and relies on off-site locations
- Has been sited to appropriately balance site constraints and the need for new and expanded sport facilities
- Has a contemporary design that respects the setting of the site and adjoining uses
- Has been designed to enable community/shared use (see Section 5.4.5)
- Prioritises pedestrian movement, keeping cars away from pedestrian paths, protecting children.

5.3.9 Woollahra DCP 2015

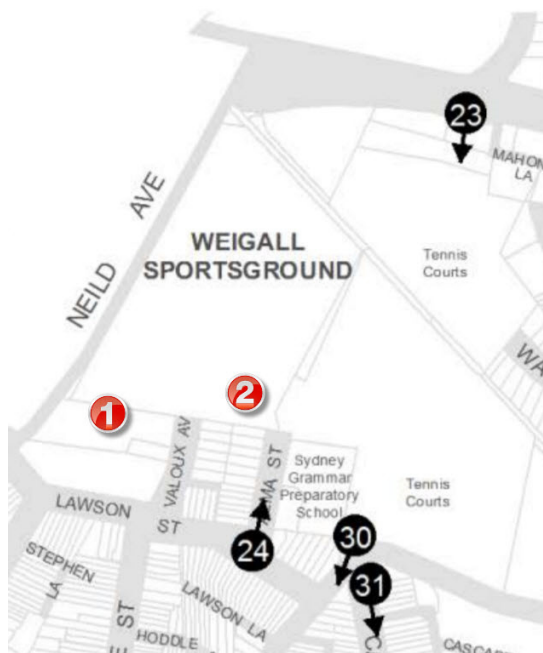
As noted in Section 5.2.2 above, SEPP SRD cl. 11(a) provides that DCPs do not apply to SSDAs. Notwithstanding, an assessment of compliance with the relevant provisions in Woollahra DCP 2015 follows (and elsewhere in the EIS as relevant) considering the following chapters:

- Chapter C1: Paddington Heritage Conservation Area (**Table 16**)
- Chapter F2: Educational Establishments (**Table 17**).

Table 16 – Compliance with Woollahra DCP 2015: Chapter C1 – Paddington Heritage Conservation Area

Woollahra DCP 2015	Compliance
C1.2.4 Desired future character	
a) retains the unique national heritage significance of Paddington and recognises it as a rare and distinctive urban area;	✓ The proposal continues SGS's use of Weigall that dates back to 1907 (more than 110 years).
b) reinforces the area as a special residential precinct;	✓ The proposal has been designed to minimise impacts on residential properties.
c) retains and promotes evidence of the historical development of the area and enables interpretation of that historical development;	✓ Opportunities to interpret the historical development of the site will be explored at the detailed design stage (including the site's aboriginal and European history).
d) retains the cohesive character evident in the low scale, high density built form;	✓ The proposed buildings, whilst not 'low scale' and 'high density', achieve a development that retains the private recreation uses of SGS on Weigall. A high density and low scale development would have the undesirable outcome of increasing the building footprint of the development and would reduce open space and landscaped areas. This compliance is consistent with the approved White City Stage 1 development.
e) retains distinctive features such as parapets, chimneys, mixture of roofs, complex of roads, laneways and alleyways, consistency of colours, subdivision patterns and buildings which follow the landform and the distinctive patterns of terrace house groups;	✓ The proposal does not alter the subdivision pattern of the site noting that building and land uses on Weigall do not respond to the lot boundaries crossing the SSDA site. Limited excavation is proposed and Buildings 1 and 2 follow the topography of the land.
f) continues to cater for varied uses and building types within the residential area;	✓ The proposal provides private recreation facilities for SGS with shared community use.
g) retains the diversity of building types including multi-storey and single-storey terrace house rows, modest scale timber and masonry cottages, semi-detached dwellings, dwelling houses, commercial buildings, pubs, former industrial buildings, places of public worship and public buildings;	✓ The proposal adds to the diversity of building types.
h) enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment;	✓ The proposal accommodates 22 bicycle parking spaces. Pedestrian connections are proposed to Neild Avenue and Alma Street and through the SSDA site to improve pedestrian connectivity.
i) provides attractive and vibrant shopping areas for locals and tourists;	N/A
j) provides for sharing of views and vistas; and	✓ The proposal preserves the open valley floor and concentrates new built forms where Weigall adjoins other buildings (including White City in the west and residential flat buildings to the south). The proposal would not unreasonably impact on important views and vistas.

Woollahra DCP 2015	Compliance
k) exhibits contemporary design excellence	✓ The proposed buildings are well-designed contemporary forms that appropriately respond to their use and the setting.
C1.2.5 Contemporary design in Paddington A range of contemporary design approaches, philosophies and techniques can be employed in Paddington. These are encouraged in appropriate locations and circumstances....	✓ See above.
C1.3 Building types	N/A None of the listed building types accurately describe the proposed Weigall Sports Complex. Like the White City Redevelopment, the proposal is not defined as 'infill development' under the Woollahra DCP 2015 as it is not constructed on an existing vacant registered allotment of land. In any event the Heritage Impact Assessment, (Appendix J) considers the infill objective and controls and concludes that the proposal is satisfactory.
C1.4.9 Views O1 To minimise the impact of new development on views from existing development. O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views. O3 To protect and enhance views from streets and other public spaces. O4 To provide additional views from streets and other public spaces where opportunities arise.	✓ Significant views and vistas identified in Section C1.6.2 of the Woollahra DCP 2015 include a vista down Alma Street from Lawson Street looking north to the entrance to White City and Weigall (see Figures 63 and 64). Proposed Building 1 would not be visible from Alma Street and views to the low scale Building 2 would be minimal and obscured by existing buildings and vegetation.
C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development. C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved. C3 Location of new trees should enable views to be framed and protected when the trees reach maturity	
C1.3.10 Places of public worship and educational establishments	See Table 17 .



Legend

■ Road Reserve

●→ Significant Views and Vistas

① Proposed Building 1

② Proposed Building 2

24 Alma St - View from Lawson St

Figure 63 – Significant views and vistas identified in Section C1.6.2 of the Woollahra DCP 2015



Figure 64 – Existing Alma Street view from Lawson Street

Table 17 – Compliance with Woollahra DCP 2015: Chapter F2 –Educational Establishments

Woollahra DCP 2015	Compliance
F2.1.4 Objectives O1 To encourage well designed educational establishments that balance the requirements of students and staff, with the amenity of the adjacent properties. O2 To protect views and vistas. O3 To protect and conserve heritage conservation areas, and heritage items located on or adjacent to an educational establishment. O4 To encourage all schools to provide sufficient open spaces on site, and protect existing open spaces. O5 To encourage a safe, efficient and co-ordinated traffic network which considers all users. O6 To encourage community uses of educational establishments that do not unreasonably impact on surrounding residents.	✓ The proposal: <ul style="list-style-type: none"> Will consolidate SGS’s recreation facilities in one location, improving convenience and child protection whilst minimising impacts on residential neighbours Protects the Alma Street view from Lawson Street (see Table 16) Has minimal and acceptable heritage impacts on the HCA and nearby heritage items (see Section 5.11 and Appendix J) Is sited to preserve the Weigall sports fields and the green valley floor Does not increase student numbers and provides car parking to meet peak demand Has been designed to facilitate community uses (See Section 5.4.5).
F2.2 Building and Urban Design O1 To encourage well designed buildings. O2 To encourage buildings that positively contribute to the streetscape and character of the location. O3 To encourage sustainable design. C1 Development incorporates a high standard of architectural design, materials and detailing appropriate to the building type and location. C2 The development has a clearly distinguishable street entry point which contributes to the streetscape. C3 Development on the boundary provides a sympathetic transition in terms of height, scale, bulk and materials. C4 Development with a gross floor area of at least 1,000m ² achieves a minimum 4 star NABERS rating. C5 Development is designed to provide for best practice environmentally sustainable design outcomes.	✓ The proposal: <ul style="list-style-type: none"> Has a clearly identifiable entry at Neild Avenue (Building 1) and Alma Street (Building 2) with connecting pedestrian paths Provides generous landscaped setbacks to the southern boundary to minimise impacts for the adjoining dwellings to the south Has been designed to achieve a 4 Star Green Star Equivalency (as a minimum) (See Section 5.10 and Appendix I).
F2.3 Siting and Development O1 To protect and promote the amenity of the public domain. O2 To protect and promote sunlight access on neighbouring land. O3 To sympathetically integrate the educational establishment into the surrounding neighbourhood to protect acoustic and visual privacy. O4 To protect existing views and vistas. C1 Development complies with the street setback controls that apply to the precinct or centre where the centre is proposed.	✓ The proposal: <ul style="list-style-type: none"> Provides street setbacks that protect existing trees (there are no street setback controls) Provides a southern side boundary setback that complies with the DCP sunlight controls (see Section 5.6.2) Protects the acoustic and visual privacy of adjoining residents (see Sections 5.6.1 and 5.14)

Woollahra DCP 2015	Compliance
<p>C2 Non-street fronting rear and side setbacks of the building are setback so that sunlight is provided to adjoining residential properties:</p> <ul style="list-style-type: none"> a) to 50% or 35m² (with minimum dimension 2.5m), whichever is smaller of the main ground level private open space of adjacent properties; and b) for a minimum of 2 hours between 9am & 3pm June 21. <p>C3 Where existing buildings overshadow greater than that specified in C2, sunlight access is not further reduced.</p> <p>C4 Rear and side setbacks of the building are setback to maintain the amenity of the adjoining development, taking into account privacy and noise generation.</p> <p>C5 Development provides visual privacy to adjoining properties by appropriate design, vegetative screening, window and door offset, location of external areas such as roof top terraces, screening devices, separation distances and the like.</p> <p>C6 Development is sited so significant views and vistas from the public domain are maintained.</p> <p>C7 Development provides for view sharing from surrounding properties.</p>	<ul style="list-style-type: none"> — Maintains significant views and vistas from the public domain (see Section 5.6.3 and the Visual Impact Assessment by Urbis at Appendix Y) — Provides view sharing from surrounding properties (see Section 5.6.3 and the Visual Impact Assessment by Urbis at Appendix Y).
<p>F2.4 Heritage Conservation</p> <p>O1 To protect buildings, fences, works, relics, or places of heritage significance which form part of, or which are in the vicinity of an educational establishment.</p> <p>O2 To ensure that new development is sympathetic to the heritage significance of heritage items and, where applicable, is sensitive to the streetscape qualities of heritage conservation areas.</p>	<p>✓ As detailed in the Heritage Impact Assessment (See Section 5.11 and Appendix J), the proposal has a minor and acceptable heritage impact (for the site, HCA and heritage items in the vicinity).</p>
<p>C1 The location and design of development does not detract from a heritage item.</p> <p>C2 Siting of new development:</p> <ul style="list-style-type: none"> a) when viewed from the public domain— preserves existing views to and from the heritage item. b) when viewed from surrounding residences—enables a sharing of views to and from the heritage item. <p>C3 Fences that have heritage significance are conserved. Development in the vicinity of these fences responds to the heritage significance with a sympathetic design and finish.</p> <p>C4 Development responds sympathetically to the heritage significance of items and heritage conservation areas in terms of architectural style and design, colours, materials, proportions and scale.</p>	
<p>F2.5 Open Spaces</p> <p>O1 To protect and retain existing open spaces. To protect and retain existing open spaces.</p>	<p>✓ The proposal:</p>

Woollahra DCP 2015	Compliance
<p>O2 To ensure that educational establishments provide adequate open spaces to cater for the active and passive needs of students.</p> <hr/> <p>C1 Existing open spaces are retained.</p> <p>C2 Vehicle access and parking is not permitted on any part of the site considered as open space.</p> <p>C3 New educational establishments and major development of existing establishments provide open spaces and maximise the use of existing open spaces, having regard to an overall plan for the siting, amenity impacts, usability and accessibility of such spaces.</p> <p>C4 Playgrounds are provided on site.</p> <p>C5 Sports fields are provided on site, where possible.</p>	<ul style="list-style-type: none"> Preserves the open valley floor which accommodates sports fields and concentrates new built forms where the site adjoins other buildings (including White City to the west and residential flat buildings to the south) Sites Building 2 – Car Park on the cricket nets, protecting existing green space. When not in use as a car park, the ground floor of Building 2 has been designed to function as an extension of the Weigall open space.
F2.6 Traffic, parking and access	✓
<p>O1 To require efficient and effective road and pedestrian circulation networks.</p> <p>O2 To minimise conflict between vehicles and pedestrians, particularly at entrances.</p> <p>O3 To minimise demand for on-street parking.</p> <p>O5 To provide adequate on-site parking for staff, visitors, disabled persons, delivery, service, emergency vehicles, and tertiary students.</p> <p>O6 To encourage use of bicycles as a means of travel to educational establishments.</p> <hr/> <p>C1 The educational establishment does not unreasonably impact on the surrounding road network, specifically in relation to pedestrian safety and vehicle traffic. Note: A traffic and pedestrian management plan may be required to demonstrate impacts.</p> <p>C2 Pedestrian access is provided to all frontages that adjoin the public domain.</p> <p>C3 Pedestrian access is segregated from vehicular access with clearly defined paths.</p> <p>C4 Equitable access is provided in accordance with Part E of this DCP, Chapter E1 Parking and Access.</p> <p>C5 Pedestrian areas are at key entry points to accommodate concentrations of pedestrians, e.g. pick up time.</p> <p>C6 For a new educational establishment or major development of an existing establishment—an internal driveway for vehicles is provided for picking-up and dropping-off students.</p> <p>C7 Development complies with the parking requirements in Part E of this DCP, Chapter E1 Parking and Access.</p> <p>C8 Provision is made on-site for service and emergency vehicles.</p> <p>C9 Bicycle parking is provided.</p> <p>C10 For secondary and tertiary establishments—dedicated secure bicycle parking is provided at the following rates:</p>	<ul style="list-style-type: none"> Onsite parking for 102 cars is proposed to meet the peak demand of the Weigall Sports Complex (which occurs in summer on Saturdays) Traffic generated by the Weigall Sports Complex will not diminish intersection performance An on-site pick-up/drop-off facility is proposed to meet the demand generated by the Weigall Sports Complex Bicycle parking is proposed (20 visitor and 2 staff spaces) To reduce existing congestion in and around Alma Street, the proposal includes use of Building 2 – Car Park for SGS Edgecliff Preparatory School queuing (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex).

Woollahra DCP 2015	Compliance
<ul style="list-style-type: none"> a) 5% of staff numbers b) 10% of full time student numbers; at a central location and with associated change rooms and showers 	
<p>F2.7 Planting, fencing and hard surfaces</p> <p>O1 To conserve existing landscaping which contributes to the streetscape.</p> <p>O2 To promote a high standard of landscape design</p> <p>O3 To encourage planting and fencing which enables open spaces and existing vistas and views to contribute to the public domain.</p> <p>O4 To conserve fences and gates that have heritage significance.</p> <hr/> <p>C1 Significant trees on the site are retained</p> <p>C2 Development does not damage significant trees located on land adjoining the site.</p> <p>C3 Landscaping provides shade for play, screening of buildings, an improved microclimate, soil stabilisation, and visual quality.</p> <p>C4 The landscape design is coordinated with, or has suitable regard to:</p> <ul style="list-style-type: none"> a) the local streetscape; b) site conditions; c) on-site building design and open spaces; and d) type, scale and location of adjoining development. <p>C5 Existing vegetated areas which contribute to the public realm are retained. These areas include, but are not limited to...</p> <p>C6 Planting or fencing does not block significant views or open spaces from adjacent public domain or private property.</p> <p>C7 At least 50% of fencing is open to facilitate views and vistas of open spaces from the public domain.</p> <p>C8 Refer to Section F2.4 Heritage conservation above.</p>	<p>✓ The proposal:</p> <ul style="list-style-type: none"> – Minimises tree loss on and near the site and proposes replacement tree planting (see Section 3.11 and Appendices Z and EE) – Includes planting that contributes to the streetscape of Neild Avenue and Vialoux Avenue to provide an attractive outlook for residents to the south of the SSDA site – Provides planting and fencing that protects the Alma Street view from Lawson Street (see Figure 63 and 64) – Provides open palisade fencing to provide views into Weigall from the public domain.
<p>F2.8 Community use</p> <p>O1 To encourage use of school facilities by the wider community.</p> <p>O2 To minimise the adverse effects of community use of an educational establishment on the amenity of the adjacent properties.</p> <hr/> <p>C1 Buildings are flexibly designed and capable of being used for a variety of purposes.</p> <p>C2 The design of the facility incorporates the principles of Crime Prevention Through Environmental Design.</p> <p>C3 Lighting, noise, hours of operation, and intensity of use does not detrimentally impact on adjacent properties.</p> <p>C4 Pedestrian and vehicular access to the community use does not significantly impact on the surrounding road network.</p> <p>C5 Parking and servicing associated with the community use is accommodated on site, and does not unreasonably impact on the adjoining uses. Note: Plan of management required.</p>	<p>✓ The proposal:</p> <ul style="list-style-type: none"> – Addresses CPTED (see Section 5.5.4) – Minimises adverse impacts on residential amenity (see Section 5.6) – Provides for community use by groups (see Section 5.4.5). Travel by non-car modes will be encouraged (on-site parking will not be provided to community users) – SGS has prepared an Operational Management Plan (Appendix F).

5.3.10 Woollahra Local Strategic Planning Strategy

The *Woollahra Local Strategic Planning Statement 2020 (LSPS)* came into effect on 31 March 2020. Relevant to the proposal, the LSPS includes the following in its list of strategies and actions for *Planning Priority 2 - Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections*:

19. Advocate for shared use of public and private education, recreation, and community facilities.

Consistent with this Action, the Weigall Sports Complex has been designed to enable shared community use, as detailed in Section 5.4.5.

5.4 Operation

(SEAR 3)

SGS has prepared an Operational Plan for the Weigall Sports Complex (**Appendix F**). A summary of the proposed operational arrangements follows. A condition of consent should be imposed requiring general compliance with the Operational Plan.

5.4.1 Staff and student population

The proposal does not involve any change to the existing student population of SGS. The proposed Weigall Sports Complex will necessitate four new SGS employees to manage and maintain the buildings.

5.4.2 Hours of operation

Proposed operating hours for the Weigall Sports Complex are outlined below (sport and training activities are indoors):

Base/typical hours:

- Monday to Friday (PDHPE and sports training): 6:30am to 8:00pm
- Saturday (sports competition): 7:00am to 3:00pm

Extended/proposed operating hours:

- Monday to Saturday: 6:00am to 10:00pm
- Sunday: 6:00am to 6:00pm

The extended/proposed hours of operation are proposed to accommodate school holiday activities, extracurricular activities, sports competitions and community uses.

The extended/ proposed hours are generally consistent with the hours of use approved for the private recreation facilities on the former White City (see Condition 1.1 Hours of Use on the consent for DA 477/2019/1 which generally limits hours of use to 6:00am to 10:00pm Monday to Sunday for the approved indoor private recreation facilities with more restrictive hours applying to outdoor recreation facilities and club/restaurant uses).

5.4.3 Proposed uses

SGS has prepared an Indicative Usage Profile for the Weigall Sports Complex which sets out forecast weekday and weekend activities in the Summer and Winter, noting existing and proposed activities (**Appendix G**). A summary of the anticipated events follows (noting that attendance figures are shown as totals for the event duration and not the maximum number of people in attendance at any time):

All year - School days (Monday to Friday):

- All day (8:40am - 3:00pm): Expanded PDHPE classes (24 - 210 students and 1 - 8 staff)

Winter (Terms 2 and 3) – school days:

- Morning (6.30am - 8.00am): New volleyball and futsal training (7 staff and 87 students)
- Afternoon (3.15pm – 5.00pm/6.00pm):
 - New volleyball, fencing, taekwondo, weights and cardio training (16 staff and 266 students)
 - Removal of afternoon tennis training from SSDA site (-16 staff and -123 students)
 - No change to football and rugby training on Weigall.

Summer (Terms 1 and 4) – school days:

- Morning (6.30am - 8.15am): New basketball, swim squad, swim fitness, water polo, weights and cardio training (14 staff and 216 students)
- Afternoon (3.15pm – 5.00/6.00pm):
 - New basketball, taekwondo, swim fitness, water polo, weights and cardio training (16 staff and 266 students)
 - Removal of afternoon tennis training from SSDA site (-16 staff and -76 students)
 - No change to cricket training on Weigall.

Winter (Terms 2 and 3) – Weekend

- 8.00am - 3.00pm: New volleyball competition and weights (92 players, 11 staff, 30 spectators = 133 people)
- Removal of all day tennis competition (-15 players, -5 staff, 10 spectators = -30 people)
- No change to football and rugby competition on Weigall.

Summer (Terms 1 and 4) weekend:

- 8.00am - 3.00pm: New Basketball, weights and water polo. Move existing fencing training from Weigall Pavilion to Weigall Sports Complex (204 players, 23 staff, 140 spectators = 367 people)
- Removal of all day tennis competition (-60 players, -5 staff, 15 spectators = -80 people)
- No change to cricket competition on Weigall.

The proposed arrangements to transport students between the Weigall Sports Complex, SGS College Street and home (by school coach or their own transport) is explained in the Traffic Impact Assessment by ptc (**Appendix H**).

Car parking in proposed Building 2 will be available for staff on weekdays and for players, spectators and staff attending weekend sport events.

5.4.4 Toilets and changerooms

Changerooms in the Weigall Sports Complex will have signage to indicate gender usage. During school usage and as an all-boys campus, the changerooms will be designated for male use, whilst at other times an appropriate number of change rooms will be designated as female. Separate unisex accessible toilets/showers are also proposed.

5.4.5 Community use

With direct pedestrian access from Neild Avenue and Alma Street (obviating the need for the community access to other secured school areas) and male and female toilets/change rooms; the SGS Weigall Sports Complex has been designed to accommodate community uses.

Consistent with SEPP (Education and Child Care), Schedule 4 Design Quality Principle 3 and the Woollahra LSPS, SGS is seeking to provide community use of the Weigall Sports Complex. The

School, however, is limited in its capacity to provide unrestrained community access given its duty of care to student's safety and the school's own usage requirements.

SGS will therefore seek opportunities for their facilities to be shared with the community outside of school hours within the following parameters:

- Community use of the SGS Weigall Sports Complex is to be provided to external organisations (such as local schools including Glenmore Park Public School, tertiary educational establishments, sports associations, clubs etc).
- SGS would have a formal agreement with organisations accessing the Weigall Sports Complex (setting out agreed access times/dates that fit within the SGS usage profile, behaviour, responsibilities, transport/parking, number of people, supervision, areas that can be accessed, fees etc).
- A community use usage profile would be prepared and submitted to Woollahra Council and/or DPIE prior to the issue of an occupation certificate. The profile could be reviewed periodically (say every three years).
- It would not be reliable to provide a detailed community usage profile as part of the EIS given the 18-20 month construction period and the uncertainties that arise from the COVID-19 crisis (for both SGS and other organisations).
- On-site parking will not be provided for community use groups.

Community access is to be restricted to organisations (rather than individuals) as it enables better management of SGS's duty of care to its students and it minimises potential environmental impacts associated with wider community use (for example traffic, on street parking demand and noise).

5.4.6 Continued use of the school during construction

The SSDA site is outside the boundaries of the SGS Edgecliff Preparatory School minimising the impact of construction on school operations. Measures to be implemented to minimise adverse construction impacts for nearby residents will equally benefit school staff and students.

The timing for commencement of construction will depend upon the SGS Edgecliff Preparatory School timetable especially in relation to Building 2 (which is closest to the school) so that construction works would commence over the December - January school holidays to minimise impacts on the school and its use of Weigall.

To facilitate continued and safe use of the Weigall during demolition and construction, the SSDA site will be fenced as the first step of construction activities to create a secure site. Consistent with existing practices, student movements between the school and Weigall will be supervised by staff during the construction period. Controlled access gates, which will be supervised and managed by construction traffic controllers, will be installed to allow access student access onto the Weigall fields.

5.5 Built form and urban design

(SEAR 4)

The Architectural Design Report by AJ+C (**Appendix C**, s. 6.2) includes a detailed assessment of the proposed built form and urban design. A summary of the key findings follow.

5.5.1 Building 1: Sports Facilities Building

- Built form:
 - The height of Building 1 balances the provision of solar access and view sharing for neighbouring residential buildings (in accordance with the relevant controls on Woollahra

DCP 2015), context building heights, flood protection, the functional requirements of the brief including minimum clearance heights and minimising excavation depth due to the underground water table level

- Building 1 is sited near existing adjoining taller buildings (including five storey mixed use buildings on Neild Avenue and three to five storey residential flat buildings on Lawson Street and Vialoux Avenue to the south) to protect the open valley floor (see **Figure 65** which shows the building height of existing buildings around the SSDA site)
- Substantial stepping is proposed along the southern elevation to provide a proposed height (10.1m to 12.3m) that is comparable to the adjoining residential flat buildings and to minimise adverse residential amenity impacts (**Figure 66** shows the proposed height and stepping of the building envelope)
- The existing northern landscaped berm is integrated within the built form to reduce the perceived northern building height when viewed from Weigall
- Low pitch roofs are utilised to minimise overall building height
- 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 within the building.
- Footprint, setback and landscaping:
 - The ADG building separation design criteria has been applied to the southern residential neighbours to ensure appropriate separation distances are achieved (even though the ADG is not relevant to the Weigall Sports Complex)
 - The total building footprint (46% of the SSDA site area) is compact to minimise unnecessary building bulk and maximise landscaped setbacks to the adjoining neighbours and streets
 - Deep soil areas are maximised (39% of the SSDA site area) providing generous landscaped setbacks to Neild Avenue (7.6m to 15.5m), Vialoux Avenue (8.6m to 14.2m) and the southern boundary (8.5m to 20.7m)
 - Proposed landscaping incorporating existing/proposed trees and dense understory planting is proposed to offset the potential impacts of taller elements.
- Materials:
 - Building finishes have been selected to be robust, fit for purpose, long lasting and 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.



Notes

- 1 Building 1 is located at the geographical transition between the valley and valley floor to allow for a more integrated built form within the surrounding topography
- 2 Building 1 is sited adjacent to 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
- 3 A substantial stepping of Building 1 addresses the lower scale adjacent built form of 3 storeys on Vialoux Avenue
- 4 Significant landscaped setbacks maintain existing screening trees and vegetated understorey, provide outlook to neighbours and act as transitions to the neighbouring context

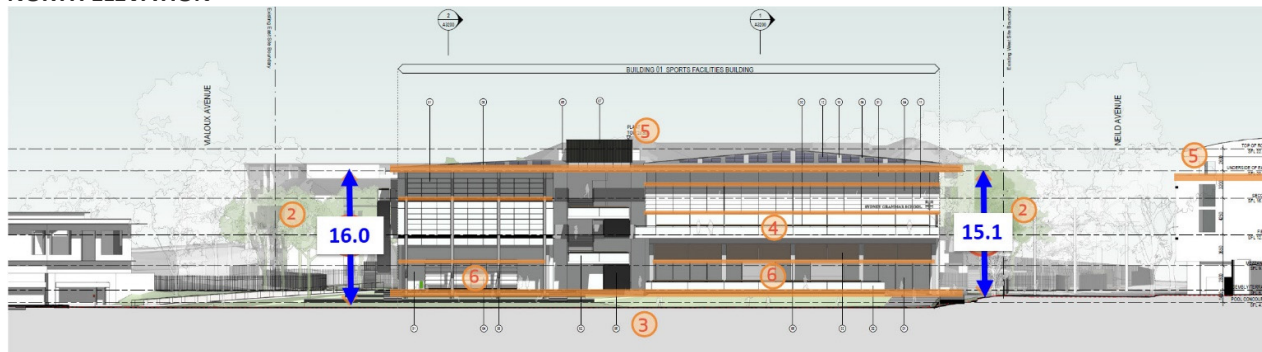
KEY

- Indicative SSDA Site
- Weigall Site boundary
- Proposed indicative envelope
- 3 storey built form
- 4 storey built form
- 5 storey built form

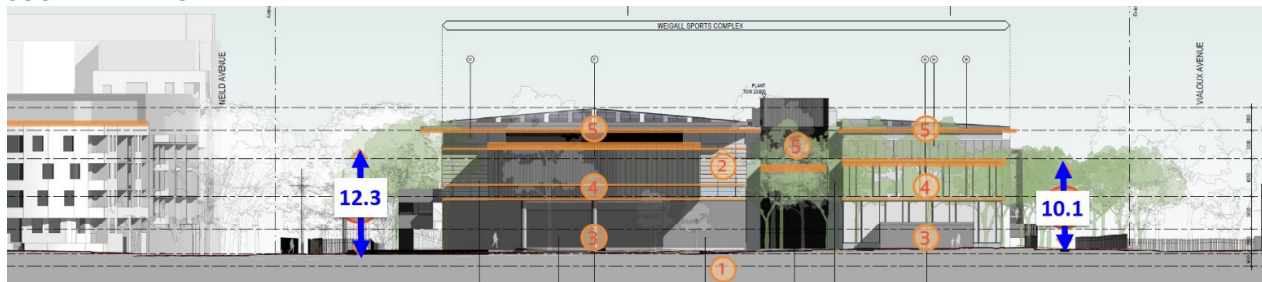


Figure 65 – Massing and scale: Building 1 – Sports Facilities Building (Source: AJ+C)

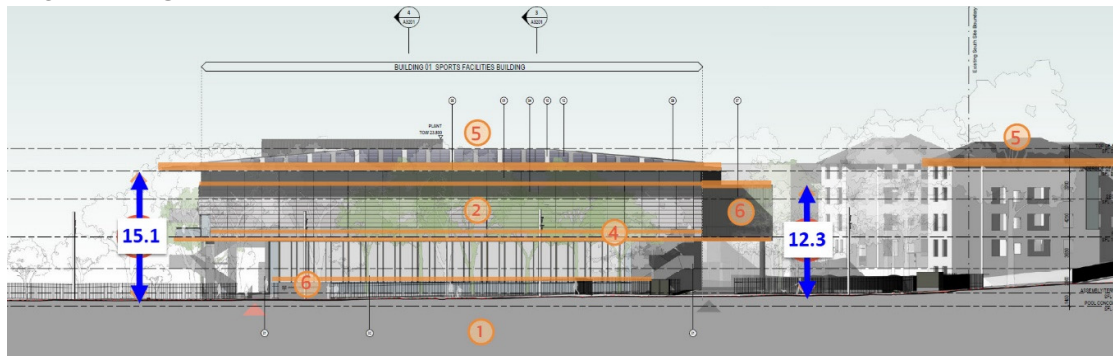
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

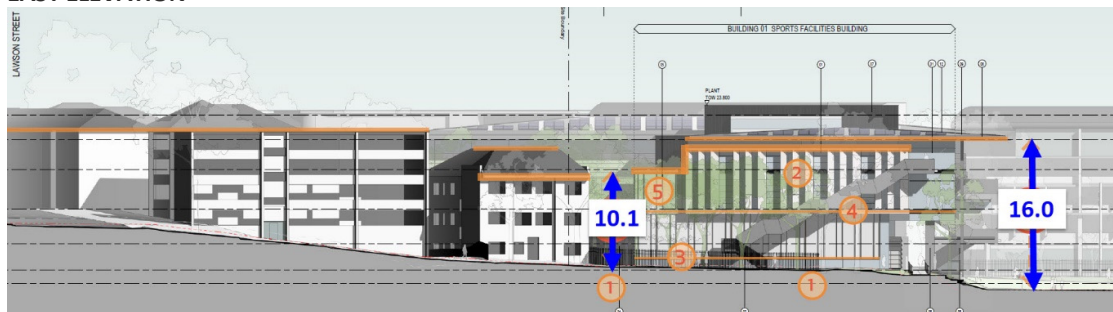


Figure 66 – Building height: Building 1 – Sports Facilities Building (Source: AJ+C)

5.5.2 Building 2: Car Park

- Built form:
 - Building 2 is a single storey split level form that follows the topography of the land (up to 4.8m) (see **Figure 67** and **68** which show the Building 2 height and height of existing buildings around the SSDA site)
 - The higher split level adjoins the eastern boundary of the SSDA site (adjoining the approved three to four storey club building on the former White City)
 - Green landscaped facade/arbour provided to all elevations.
- Footprint, setback and landscaping:
 - Building height is concealed and mitigated by generous setbacks (8m to 20m to the southern boundary) and landscaping in plan and elevation
 - Hedge planting along the eastern elevation of Building 2 provides a green façade
 - The structure is designed to present as an extension of the Weigall Sports Ground. When not in use as a car park, the can be used as a covered extension of the fields.
- Materials:
 - The upper level of Building 2 will be finished to have a varied green toned pattern to assist in visually softening the built form within its surroundings.



Notes

- 1 Building 2 is a single storey split level form that follows the fall of the topography
- 2 The siting of Building 2 falls within the curtilage of the approved Stage 1 White City Redevelopment (3-4 storey building envelope)
- 3 Building 2 is conceived as an extension of the playing fields, with landscaped surrounds and a green facade on all elevations
- 4 Selected corners of the built envelope are arranged to integrate existing and proposed trees within the built form
- 5 A landscaped setback with screening trees and vegetated understorey, provides outlook to neighbours

KEY

- Indicative SSDA Site
- Weigall Site boundary
- Proposed indicative envelope
- 3 storey built form
- 4 storey built form
- 5 storey built form



Figure 67 – Massing and scale: Building 2 – Car Park (Source: AJ+C)

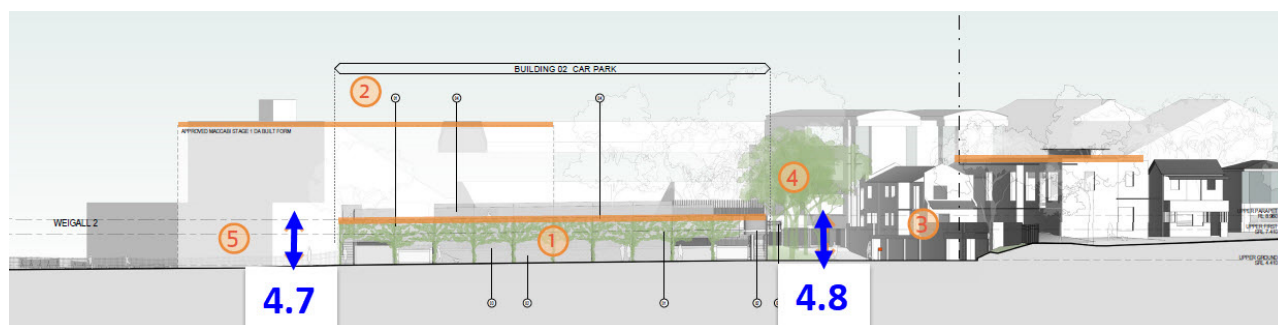


Figure 68 – Building height: Building 2 – Car Park (Source: AJ+C)

5.5.3 Visual impact analysis

Woollahra DCP 2015 Chapter C1 – Paddington Heritage Conservation Area C1.4.9 sets the following objective and controls for views:

C1.4.9 Views

Objectives

- O1 To minimise the impact of new development on views from existing development.
- O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views.
- O3 To protect and enhance views from streets and other public spaces.
- O4 To provide additional views from streets and other public spaces where opportunities arise.

Controls

- C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development.
- C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved.
- C3 Location of new trees should enable views to be framed and protected when the trees reach maturity

Woollahra DCP 2015 Chapter F2 Educational Establishments F.2.3 C6 and C7 set the following view/vista controls for schools:

- C6 Development is sited so significant views and vistas from the public domain are maintained.
- C7 Development provides for view sharing from surrounding properties.

The Visual Impact Assessment by Urbis (**Appendix Y**) assesses the visual impacts of the Weigall Sports Complex when viewed from the public domain as well as the proposed view impacts for adjoining residences. This section of the EIS considers public domain views. The impact on private views is addressed at Section 5.6.3.

Urbis concludes that the overall visual impact of the Weigall Sports Complex on public domain views is acceptable with the level of visual change being contemplated by SEPP (Education and Child Care facilities) and Woollahra LEP 2014. The overall visual exposure of the Weigall Sports Complex was found to be LOW and acceptable with high visibility only available from a limited number of close locations (being locations on Neild and Vialoux Avenues and from the northern end of Alma Street).

Urbis concludes that the proposed development is unlikely to cause a significant negative change to the character of existing views.

Figure 69 to 78 show a key map of the public view locations assessed in the Visual Impact Assessment and the existing and proposed views to the Weigall Sports Complex showing visual impact ratings of LOW, LOW- MEDIUM and MEDIUM.

The photomontages included in the Visual Impact Assessment were prepared (and certified as accurate) by Virtual Ideas and comprise a combination of block models and fully rendered photomontages.



Figure 69 – Key map showing location of public domain views (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : MEDIUM

Figure 70 – View 01 – View adjacent to 5 & 7 Vialoux Avenue (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : LOW

Figure 71 – View 03 – South East corner of Vialoux Avenue and Lawson Street (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : LOW

Figure 72 – View 04 – Neild Avenue pedestrian crossing (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



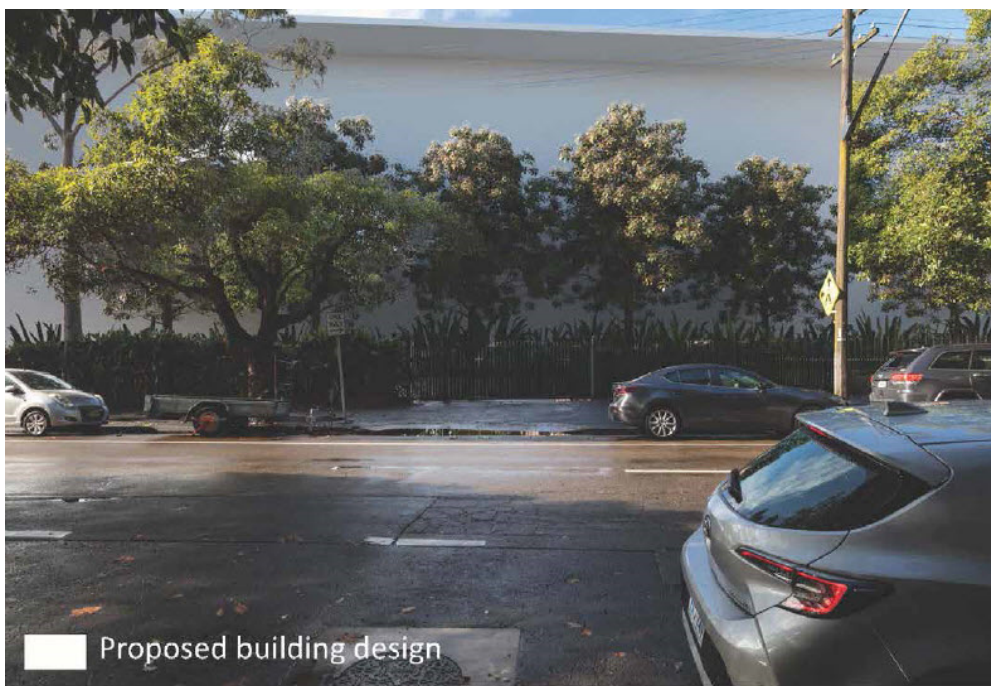
VISUAL IMPACT RATING : **LOW**

Figure 73 – View 05 – Intersection of Neild Avenue and Boundary Street (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : MEDIUM

Figure 74 – View 06 – Neild Avenue opposite Weigall entry gates (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : **LOW**

Figure 75 – View 07 – Weigall Pavilion Roof (replicating view from railway) (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : **LOW**

Figure 76 – View 08 – Corner New South Head Road and Neild Avenue (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 1)



VISUAL IMPACT RATING : **LOW**

Figure 77 – View 09 – Footpath on Neild Avenue (Source: Urbis)

EXISTING



PROPOSED
(BUILDING 2)



VISUAL IMPACT RATING : **LOW-MEDIUM**

Figure 78 – View 10 – Northern end of Alma Street (Source: Urbis)

5.5.4 Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) has been considered with specific reference to the document prepared by the NSW Department of Planning titled *Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* (the **Guidelines**).

According to the Guidelines, the following four principles should be used in the assessment of development proposals to minimise the opportunity for crime:

- Surveillance
- Access control
- Territorial reinforcement
- Space management.

Table 18 considers these four principles and sets out the measures that are to be incorporated into the project to minimise the risk of crime.

Table 18 – Implementation of CPTED principles

CPTED Principle	Measure to be incorporated into the proposal
<p>Surveillance</p> <p>Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:</p> <ul style="list-style-type: none"> • Clear sightlines between public and private places. • Effective lighting of public places. • Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims. 	<p>Surveillance will be maximised by:</p> <ul style="list-style-type: none"> • Security lighting (automatic) will be installed at site entries and throughout the external areas of the Buildings 1 and 2 • The main pedestrian paths to and between Buildings 1 and 2 will be well lit • The landscape design does not provide opportunities for concealment. • On-site staff (four) and SGS staff that reside in dwellings to the south of the site including the headmaster and maintenance manager • CCTV.
<p>Access control</p> <p>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. Effective access control can be achieved by creating:</p> <ul style="list-style-type: none"> • Landscapes and physical locations that channel and group pedestrians into target areas. • Public spaces which attract, rather than discourage people from gathering. • Restricted access to internal areas or high-risk areas. 	<p>Access control will be maximised by:</p> <ul style="list-style-type: none"> • Controlling public access to Buildings 1 and 2 via fencing/gates • Entry to Building 1 will be controlled by a security gate system • Entry to Building 2 will be controlled by staff through the existing security access arrangements at the perimeter and then by a locked gate at Alma Street (left open when access is to be provided to visitors, and accessed via staff passes at other times) • Site entry points are minimised • Staff are issued with programmable passes which provide them access to buildings. Access levels vary according to the needs of staff and the performance needs of their roles.
<p>Territorial reinforcement</p>	<p>Territorial reinforcement will be maximised by:</p>

CPTED Principle	Measure to be incorporated into the proposal
<p>Community ownership of public spaces sends positive signals. Well used places also reduce opportunities for crime and increase risk to criminals. Territorial reinforcement can be achieved through:</p> <ul style="list-style-type: none"> • Design that encourages people to gather in public space and to feel some responsibility for its use and condition. • Design with clear transitions and boundaries between public and private space. • Clear design cues on who is to use space and what it is to be used for. 	<ul style="list-style-type: none"> • High quality landscaping and ongoing maintenance of grounds • Providing physical barriers (fencing) to preclude access from the street • Signage will be used to direct pedestrians.
<p>Space management</p> <p>Space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</p>	<p>Space management will be maximised by:</p> <ul style="list-style-type: none"> • The SGS maintenance team who will monitor buildings and spaces to ensure that they are kept clean, tidy and that maintenance occurs in a timely manner • SGS operates a rolling capital expenditure program to ensure that its buildings and spaces are well maintained and that regular maintenance work is scheduled • Vandalism and graffiti is reported to the maintenance team by staff or security. SGS provides sufficient financial resources to ensure that ad hoc repairs occur promptly.

5.5.5 Materials and finishes

(SEARs Plans and Documents)

As detailed in the Architectural Design Report and Architectural Plans by AJ+C (**Appendices C and D**), the proposal has been designed with low maintenance and durable external materials that will complement the character of the Weigall Sports Ground and its context.

Figure 79 shows the proposed external materials for the Weigall Sports Complex.

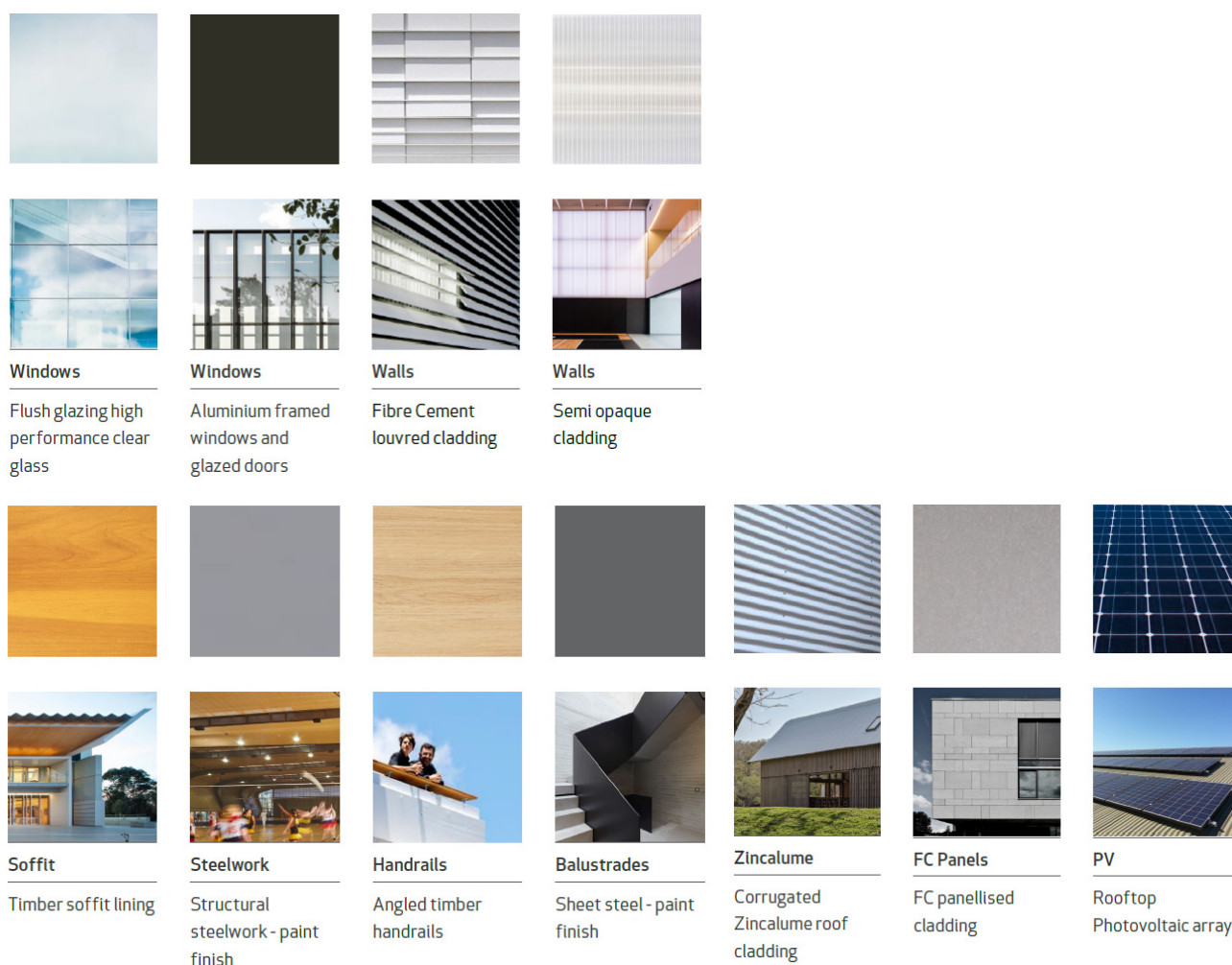


Figure 79 – Proposed materials (Source: AJ+C, Design Report)

5.6 Environmental amenity

(SEAR 5)

5.6.1 Visual privacy

Woollahra DCP 2015 Chapter F2 Educational Establishments F.2.3 C4 and C5 state the following in relation to privacy:

- C4 Rear and side setbacks of the building are setback to maintain the amenity of the adjoining development, taking into account privacy and noise generation.*
- C5 Development provides visual privacy to adjoining properties by appropriate design, vegetative screening, window and door offset, location of external areas such as roof top terraces, screening devices, separation distances and the like.*

Consistent with these controls, potential privacy impacts for the adjoining residents to the south of the SSDA site (comprising the residential flat buildings at 8 Vialoux Avenue and 25-33 Lawson Street) and west (comprising mixed use developments on the former Advanx Tyres site) will be minimised as:

- Weigall Sports Complex will be used as an *educational establishment* and will not accommodate residents, limiting potential privacy impacts
- Building 1 – Sports Facilities Building will not overlooking adjoining residents as:
 - No windows are proposed to the southern elevation directly adjacent to 8 Vialoux Avenue
 - Where windows are located in the southern elevation, they are minimised and are either high or low level or fitted with obscure glazing
 - The building internally orientated, except for the northern elevation which overlooks Weigall Sports Ground and not adjoining residential uses
 - All elevated trafficable areas and windows are orientated to the north towards Weigall and do not face east, south or west
 - Neild Avenue and existing trees separate Building 1 from dwellings to the west
 - A setback 8.5m to 20.7m is proposed from the southern side boundary providing separation distances and a generous space for screen planting (see **Figure 80**)
 - Solid fencing with a height of 2.2m and landscaping along pedestrian paths is proposed within the southern setback area, providing an effective visual and acoustic privacy screen for residents at 25-33 Lawson Street and 8 Vialoux Avenue (the design of fencing to 8 Vialoux is to be resolved in consultation with the neighbouring residents)
 - Pedestrian pathways are setback from the SSDA site boundaries and screened with dense planting and new fences.
- Building 2 – Car Park will not overlooking adjoining residents as:
 - It has an interface with properties owned by SGS (24 Alma Street and 9 Vialoux Avenue)
 - It is setback an average of 10m from the southern side boundary (see **Figure 81**).

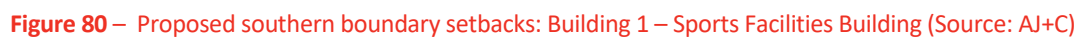




Figure 81 – Proposed southern boundary setbacks: Building 2 – Car Park (Source: AJ+C)

5.6.2 Overshadowing

An assessment of the overshadowing impact of the Weigall Sports Complex follows using the consolidated and revised solar access planning principle established by the Land and Environment Court in *The Benevolent Society v Waverley Council* [2010] NSWLEC 1082.

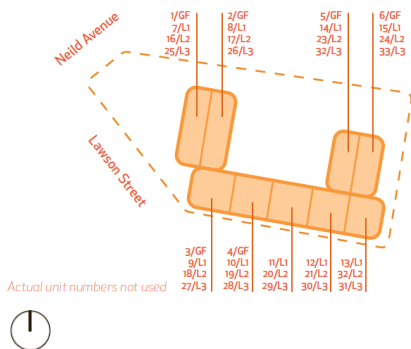
Properties affected

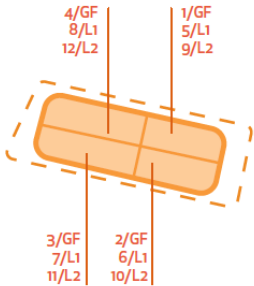
AJ+C has prepared view from the sun shadows diagrams at 30 minute intervals between 9.00am and 3.00pm in midwinter and calculated the existing and proposed solar access to living rooms in adjoining dwellings (**Appendices C and D**). The shadow assessment shows that:

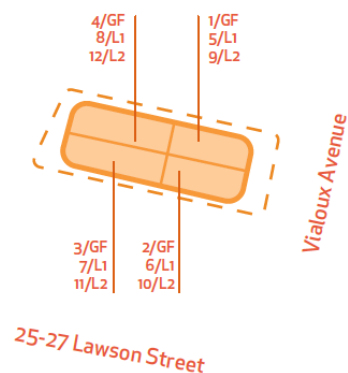
- There is no overshadowing of properties to the west on Neild Avenue
- There is no overshadowing of living rooms at 29-33 Lawson Street (see **Table 19**)
- Solar access to three dwellings at 8 Vialoux Avenue will be reduced (as highlighted in **red** in **Table 19**). All dwellings will retain at least two hours of sun to living rooms in midwinter, consistent with the solar access control in Woollahra DCP 2015 Chapter F2.

Given the low height and siting of Building 2, its shadows will be contained within the SSDA site.

Table 19 – Overshadowing assessment (Source: AJ+C)

Apartment key plan	Hours of sunlight to living rooms (21 June)			
	Location	Unit		
			Existing	Proposed
29-33 Lawson Street – NO IMPACT				
 <p>Actual unit numbers not used</p>	Ground	1	3	3
	2	1½	1½	
	3	2½	2½	
	4	4	4	
	5	3	3	
	6	1½	1½	
	Level 1	7	3	3
	8	1½	1½	
	9	2½	2½	
	10	4½	4½	
	11	5½	5½	
	12	0	0	
	13	0	0	
	14	3	3	
	15	1½	1½	
	Level 2	16	3	3
	17	1½	1½	
	18	3	3	
	19	5½	5½	
	20	6	6	
	21	6	6	
	22	0	0	

Apartment key plan	Hours of sunlight to living rooms (21 June)				
	Location	Unit		Existing	Proposed
	29-33 Lawson Street – NO IMPACT				
	Level 3	23	3	3	
		24	1½	1½	
		25	3	3	
		26	1½	1½	
		27	4	4	
		28	6	6	
		29	6	6	
		30	0	0	
		31	0	0	
		32	3	3	
		33	1½	1½	
Number of apartments receiving 2 hours or more of sunlight on 21 June			19/33	19/33	
8 Vialoux Avenue – ALL APARTMENTS RETAIN AT LEAST 2 HOURS OF SUNLIGHT					
Ground	1	6	2		
	2	0	0		
	3	0	0		
	4	6	2		
Level 1	5	6	6		
	6	0	0		
	7	0	0		
	8	6	4½		
Level 2	9	6	6		
	10	0	0		
	11	0	0		
	12	6	6		
Number of apartments receiving 2 hours or more of sunlight on 21 June			6/12	6/12	



Solar access planning principle and Woollahra DCP 2015 controls

The Court's consolidated and revised solar access planning principle states:

Where guidelines dealing with the hours of sunlight on a window or open space leave open the question what proportion of the window or open space should be in sunlight, and whether the sunlight should be measured at floor, table or a standing person's eye level, assessment of the adequacy of solar access should be undertaken with the following principles in mind, where relevant

Woollahra DCP 2015 Chapter F2 Educational Establishments F.2.3 C2 sets the following overshadowing control for schools (noting the DCP is not relevant to a SSDA):

- C2 Non-street fronting rear and side setbacks of the building are setback so that sunlight is provided to adjoining residential properties:*
- a) to 50% or 35m² (with minimum dimension 2.5m), whichever is smaller of the main ground level private open space of adjacent properties; and*
 - b) for a minimum of two hours between 9am and 3pm on June 21.*

The proposal is consistent with the Woollahra DCP 2015 solar access control, even though it does not apply, as the affected properties will retain at least two hours of midwinter sunshine to living rooms. Notwithstanding this compliance, an assessment of each point in the Court's solar access planning principle follows (the Court's principle is shown in *italics*).

- *The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.*

The affected residential properties are medium density (comprising a three storey residential flat building in Zone R3). The affected windows are setback just 1.5m from the common side boundary. The portion of the SSDA site to accommodate proposed Building 1 is not occupied by any buildings. Given this, the expectation to retain full sunlight to the affected property is reduced.

- *The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.*

The amount of sunlight lost is illustrated on the shadow diagrams prepared by AJ+C (**Appendices C and D**). The affected apartments will continue to receive a minimum of two hours between 9am and 3pm on June 21.

- *Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.*

The shadow impact of proposed Building 1 does not arise out of poor design given that:

- Generous setbacks are proposed along the southern boundary
- Building height is reduced adjoining existing residential flat buildings
- The building footprint is orientated to minimise overshadowing and retain at least two hours of midwinter sun to all living rooms.

- *For a window, door or glass wall to be assessed as being in sunlight, regard should be had not only to the proportion of the glazed area in sunlight but also to the size of the glazed area itself. Strict mathematical formulae are not always an appropriate measure of solar amenity. For larger glazed*

areas, adequate solar amenity in the built space behind may be achieved by the sun falling on comparatively modest portions of the glazed area.

Noted.

- *For private open space to be assessed as receiving adequate sunlight, regard should be had of the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space. The amount of sunlight on private open space should ordinarily be measured at ground level but regard should be had to the size of the space as, in a smaller private open space, sunlight falling on seated residents may be adequate.*

The proposal will not overshadow any useable area of private open space.

- *Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.*

Consistent with the Court's principle, the existing and proposed shadow studies by AJ+C take into account shadows cast by roof overhangs and changes in level and ignore shadows cast by vegetation.

- *In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.*

This part of the principle is not relevant as the residential areas adjoining the SSDA site are unlikely to change.

Solar access conclusion

The ability to retain full sunlight to the affected properties is limited as the portion of the site to be occupied by the Weigall Sports is not occupied by any buildings and the building at 8 Vialoux Avenue is setback 0m to 1.5m from the side boundary. In any event, the overshadowing impact of the proposal is reasonable, predictable, consistent with Woollahra DCP 2015 Chapter F2 Educational Establishments F.2.3 C2 and satisfies the Court's consolidated and revised solar access planning principle.

5.6.3 View impacts/sharing

The Visual Impact Assessment by Urbis (**Appendix Y**) considers that the proposed Weigall Sports Complex has the potential to affect private views available from the following dwellings to the south and west of the SSDA site:

- **5, 7 and 9 Vialoux Avenue:** These dwellings are separated from the SSDA site with potential private view impacts likely to be minimal and reasonable (and similar to public view 01 considered in Section 5.3.9). The dwelling at 9 Vialoux Avenue is owned and occupied by SGS.
- **8 Vialoux Avenue** (upper level north-facing units): A detailed assessment of view impacts for Units 12, 9 and 5 was completed, as summarised below.
- **18-24 Neild Avenue** (east-facing units): A detailed assessment of view impacts for Unit 204 was completed, as summarised below.
- **23, 25-27 and 29-31 Lawson Street** (north facing dwellings): Urbis considers that the view impacts of the Weigall Sports Complex for units in these buildings would be minimal given the topography of the land (noting the SSDA site is lower than the Lawson Street buildings), intervening development and vegetation and the existing/proposed setbacks and building height.

The Visual Impact Assessment considers the private view impacts of the Weigall Sports Complex using the four step test set out in the NSW Land and Environment Court's view sharing principle (*Tenacity Consulting v Warringah [2004] NSWLEC 140* - Principles of view sharing). Urbis concludes that the view impact of the proposed Weigall Sports Complex is acceptable, as set out below. **Figures 82 to 85** show the private view photomontages relied on by Urbis (prepared and certified by Virtual Ideas), comprising a combination of block models and fully rendered photomontages.

STEP 1 VIEWS TO BE AFFECTED

"The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".

Unit 5, 1st floor east end of 8 Vialoux Avenue

This one bedroom unit occupies the eastern end of the first floor. Views were inspected from the bathroom and living-kitchen area. The composition of all views available to the north includes a foreground of open space wholly occupied by Weigall the foreground of which is predominantly characterised by the tennis courts, 10-15m high evergreen vegetation, and a distant background that includes the elevated railway viaduct, taller urban development in parts of Potts Point. The bathroom and living windows provide northerly views whilst the narrow kitchen window is orientated towards the west where views include a section of the Sydney CBD skyline, St Marys Church Spire and the Centrepoint Tower.

Features in the northerly views whilst providing a pleasant outlook are not considered as iconic, scenic and highly valued in Tenacity terms.

Unit 9/8 Vialoux Avenue

This one bedroom unit occupies the eastern end of the second floor and shares the same floor plate of unit 5 directly below it. The composition of northerly and westerly views that are accessible are similar to those described above. Features in the northerly views whilst providing a pleasant outlook are not considered as iconic, scenic and highly valued in Tenacity terms.

Unit 12/9 Vialoux Avenue

This two bedroom unit occupies the west end and north corner of the second story floor plate. Northerly views are accessible from the central living space and master bedroom at its east end. The composition of northerly views available from the both rooms are predominantly characterised by a foreground and mid-ground of Weigall including existing trees which block the majority of distant views to the north including towards Rushcutters Bay Park and the elevated section of the railway.

Westerly views include a section of the Sydney CBD skyline, St Mary's Church Spire and the Centrepoint Tower above four to five storey residential development located in Neild Avenue which forms the horizon in north-westerly views.

Features in the northerly views whilst providing a pleasant outlook are not considered as iconic, scenic and highly valued in Tenacity terms.

Unit 204 18-24 Neild Avenue

This is a two bedroom first floor unit orientated towards Neild Avenue approximately opposite the existing tennis courts on the subject site. The composition of views gained from the living area and balcony are similar and include an immediate foreground of dense vegetation. The presence of the street trees along both sides of the Neild Avenue creates significant screening effects such that there are no clear views available to the majority of the subject site.

Notwithstanding the nature of the views available are not considered as iconic or scenic and may be strictly be required, as a conservative approach we have continued to step 2 of Tenacity.

Summary of view compositions

The composition of views do not include scenic or highly valued items or icons in Tenacity Terms. Westerly views from kitchen windows at some units at 8 Vialoux Avenue includes a short section of part of the Sydney CBD skyline including the Sydney Tower. In our opinion the short section of view available would not be considered as iconic.

STEP 2

The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic

Notwithstanding that 8 Vialoux Avenue has a formal street presentation and front boundary to the east in my opinion views to the north inspected at all dwellings within this residential flat building are considered the equivalent of primary views or those gained over a front boundary. The view compositions described above can be gained from sitting and standing positions in relation to all northerly views at 5, 9 and 12/8 Vialoux Avenue. Views to the west from all units would be considered as being obtained over a side boundary, which Roseth in Tenacity states as being more difficult to protect.

STEP 3

“The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.

The rating of visual effects as required in Step 3 of Tenacity are included in Table 2, Summary of Tenacity ratings of visual effects.

STEP 4

“The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.

If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable”.

The controls most relevant to potential views loss are height and FSR.

However the proposed development is not subject to the LEP controls that would typically apply the portion of the SSDA site which is zoned R3. For this assessment therefore we have assumed that the built form proposed is fully compliant with controls that relate to height and bulk included in the SEPP. This means the question in step 4, should be answered.

Based on the information provided by the project team and architect in relation to the internal and spatial requirements of a sports hall, there is little opportunity to reduce the bulk and scale of the

proposed built form. To do so would be to reduce its utility and functional capability. Please refer to the Design report for additional information regarding the design process and concept development prior to the finalisation of the proposed development. Notwithstanding Building 1 has been massed and located skilfully having been reduced to the south to minimise overshadowing and visual impacts and is separated from neighbouring development by a generous setback. Building 2 has been separated and relocated in an effort to reduce the height, bulk and scale of Building 1 and now presents as a single storey light built form. In our opinion therefore proposed development could not easily be re-massed or located more skilfully in a way that realises the sites development potential and uses for the school and reduces the impact on views for the closest neighbours.

In this regard according to Step 4 in Tenacity view impacts caused are considered to be acceptable.

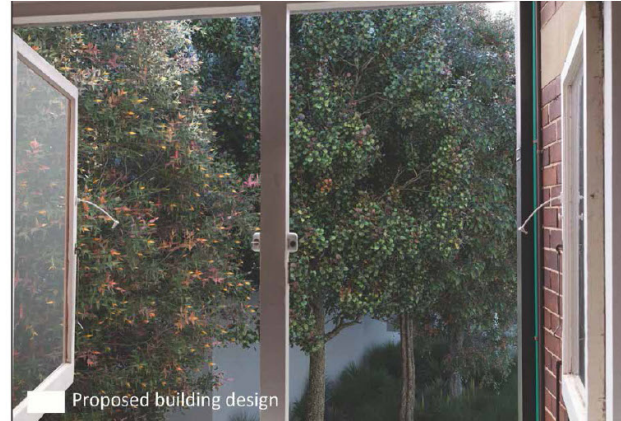
Table 2 Summary Table of *Tenacity* ratings of visual effects

Dwelling name	Number of rooms/ views in the dwelling to be affected	Rating of the extent of visual effects or view loss using <i>Tenacity</i> ratings negligible, minor, moderate, severe or devastating	Summary of Visual effects
5/8 Vialoux Avenue	3 or all	Kitchen = devastating, virtually all of the open space view is blocked by the proposed Living= severe, virtually all of the open space view is blocked by the proposed development Bathroom – devastating	The majority of all views available from living, kitchen and bathroom areas will be lost.
9/8 Vialoux Avenue	3 or all	Kitchen – Devastating Living- Severe Bathroom -Devastating	The east elevation of the western projection of the proposed building will block westerly views towards the CBD. The south elevation of the proposed development is setback to the north and is not visible in this view. Proposed vegetation is not shown in this view but once established will provide significant screening effects of the lower parts of the built form and will help soften the view and mitigate the effects of the bulk and scale of the proposed development.
12/8 Vialoux Avenue	4 or most	Kitchen – devastating Living- devastating West-facing bedroom	The majority of all views available from living, kitchen and bathroom areas will be lost.
Unit 204	3 or most	Living room and balcony Minor- moderate	The upper part of the proposed sports hall will be visible above St tree canopy. A minor amount of view overall will be lost.

Living room of Unit 5, 8 Vialoux Avenue



EXISTING



PROPOSED (BUILDING 1 AND LANDSCAPING)

Figure 82 – View impact: 5/8 Vialoux Avenue – Living room (Source: Urbis)

Living room of Unit 9, 8 Vialoux Avenue

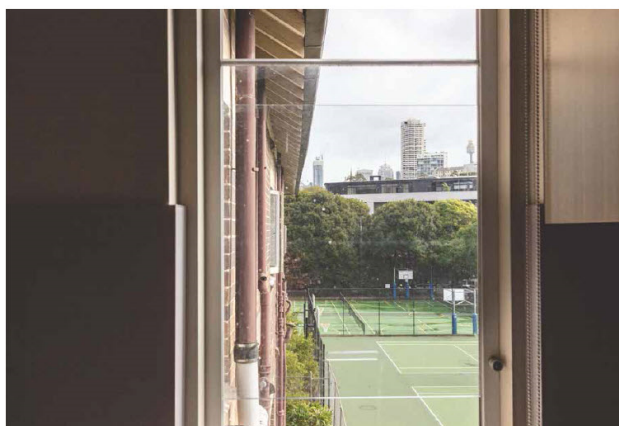


EXISTING

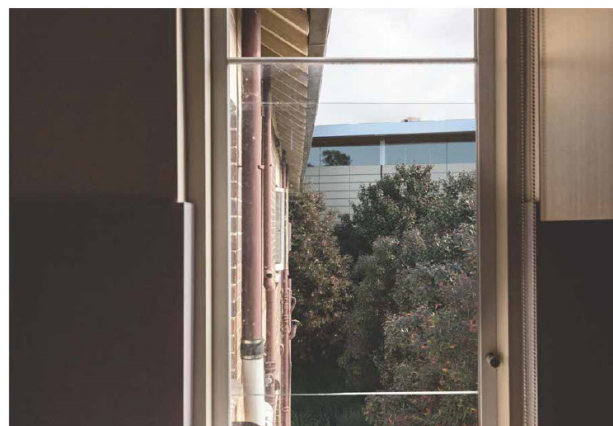


PROPOSED (BUILDING 1 AND LANDSCAPING)

Kitchen view from Unit 9, 8 Vialoux Avenue



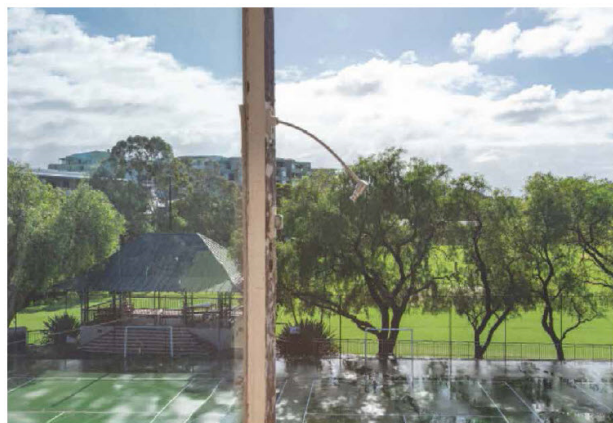
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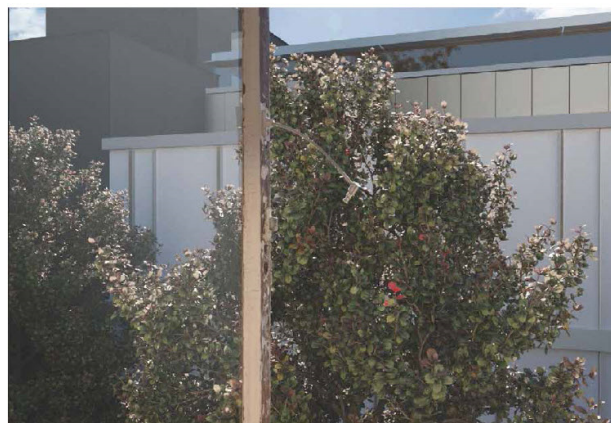
PROPOSED (BUILDING 1 AND LANDSCAPING)

Figure 83 – View impact: 9/8 Vialoux Avenue – Living room and kitchen (Source: Urbis)

Living room of Unit 12, 8 Vialoux Avenue



EXISTING



PROPOSED (BUILDING 1 AND LANDSCAPING)

Figure 84 – View impact: 12/8 Vialoux Avenue – Living room (Source: Urbis)

Living room of Unit 204, 18 Neild Avenue



EXISTING



PROPOSED (BUILDING 1 AND LANDSCAPING)

Figure 85 – View impact: 204/18 Neild Avenue – Living room (Source: Urbis)

5.6.4 Wind impacts

Wind reports are typically required for high rise buildings near high pedestrian areas. In the nearby City of Sydney, Sydney DCP 2012 requires wind effects to be considered for buildings with a height of more than 45m high. The proposed building has a height of around 10m to 17m and therefore a wind study need not be prepared. In any event, wind conditions after completion of the proposal are expected to be consistent with existing conditions.

5.6.5 Lighting

External lighting will be provided to the external car park, connecting pedestrian pathways, external building transition points as well as subtle façade lighting. Steensen Varming has prepared a Lighting Design Report (**Appendix N**) which recommends the following measures to reduce obtrusive light spill (consistent with AS4282):

- Selection of luminaires with appropriate distribution for the task
- Where lighting horizontal surfaces, luminaires would have minimal upwards light ratio
- Mounting orientation of light sources
- Direction of light
- Fitting selection with good optical control
- Minimisation of direct visibility of light sources (no omni-directional luminaires)
- Up lighting would be carefully positioned and aimed to the underside of architectural canopies, reducing upward spill light
- Use of shields and louvres where appropriate
- Use of lighting control system to dim/control lighting and automate the timing of the installation to allow adjustment of intensity at different times
- Consideration of sight lines and different viewing angles in design to minimise glare
- Lighting control including:
 - A timed light-level approach where the lighting intensity can be dimmed at different times of the evening to minimise the effect of spill. After curfew hours and outside of normal operation hours, when less people are using the space, light intensity would be reduced, and some lighting elements turned off
 - Motion sensors on the Building 2 - Car Park roof to reduce the lighting intensity outside of peak usage hours
 - Restricted hours of operation for the external lighting (based on the Australian Standards curfew hours of 11pm to 6am which apply if the local controlling authority have not specified a curfew).

5.7 Staging

(SEAR 6)

Construction and occupation of the Weigall Sports Complex will not be staged, with both Building 1 and Building 2 to be ready for concurrent occupation.

5.8 Transport and accessibility

(SEAR 7)

A Traffic Impact Assessment has been prepared by ptc (**Appendix H**) which addresses the traffic and accessibility SEARs and Woollahra Council comments. A summary of key findings follows.

5.8.1 Operational traffic

- **Before school**

Students participating in before school sporting activities would arrive before 6:30 AM which is outside of the network morning peak period (private car or public transport). These vehicular trips are not taken into consideration for the purpose of the SIDRA analysis, as they are not anticipated to have a significant impact on the road network.

At completion of before school sport, existing and proposed travel from Weigall to College Street is via school coach during the weekday morning peak period. As this is an existing method of transport for students, SIDRA analysis for the weekday morning peak period has not been undertaken.

- **During school**

SGS currently uses Weigall for PDHPE on occasions and students are transported to and from College Street by school coaches. This will continue after development of the Weigall Sports Complex. As this occurs outside of peak periods, the scenario is not included in the SIDRA analysis.

- **After school**

SGS currently provides coaches for all College Street students travelling to external sporting facilities. Coaches will continue to provide transport for students travelling from College Street to the Weigall Sports Complex. As this occurs outside of the evening peak period, the scenario is not included in the SIDRA analysis.

Outbound travel after sport would occur within the evening peak period therefore the utilisation profile for summer and winter has been used to calculate the anticipated traffic generation. Existing mode split assumptions were applied to the determine post development traffic generation.

As the ptc traffic survey was undertaken on Thursday 5 December 2019, the trip generation for a typical Thursday in a summer season was used for the SIDRA analysis. This is to ensure that the analysis provides an accurate representation of the potential impact of the Weigall Sports Complex on the performance of the local road network (increase of 52 students on a typical summer season Thursday afternoon, assumed 1.2 car occupancy rate, resulting in an increase of 43 private vehicles travelling to and from the site after weekday training).

- **Weekend events**

- Typical weekend patronage will consist of players, spectators and staff members with most drivers parking in proposed Building 2 – Car Park
- Weekend pick-ups and drop-offs would be accommodated in the proposed pick-up and drop-off facility to the south of Building 1 - Sports Facilities Building (accessed from Neild Avenue)
- The duration of the games in the Weigall Sports Complex would be approximately 1 hour, staggered throughout the morning and afternoon. Parking demand and vehicular trips would therefore be staggered with drivers arriving up to 30 minutes before games start and leaving up to 30 minutes after games finish

- The assumption is made that the attendance profile of each game will result in a 50% occupancy of the available car parking in Building 2. This approach assumes that prior to the commencement of the second game, the proposed car park reaches 100% occupancy. This is considered to be a conservative approach as this represents the worst-case scenario and will provide a robust assessment of the potential impact of the development on the surrounding local road network
- The peak trip generation considers the overlap that occurs between the arrival and departure before and after games. This results in a peak trip generation of 47 inbound vehicular trips and 47 outbound vehicular trips, taking into consideration before and after game overlaps.

- **Intersections**

ptc performed a volume analysis using the SIDRA to assess the existing and proposed performance of intersections near the SSDA site. Intersections have an existing and proposed Level of Service (LoS) Service A or B. The only intersection to experience a decrease in LoS is the Neild Avenue/New South Head Road Intersection which would decrease from LoS A to B during the Saturday peak. However, ptc conclude that the intersection will still have a spare capacity of approximately 35%. Therefore, it is anticipated that the Weigall Sports Complex and the White City Redevelopment will not have an adverse impact on the performance of the intersection.

5.8.2 Car parking

ptc has calculated the potential maximum demand for car parking generated by the Weigall Sports Complex using on the peak event which would occur on summer weekends when 102 car parking spaces would be required (the winter peak car parking demand is just 78 spaces). This calculation relies on the following assumptions:

- 30 minute overlap that is expected before and after games (see above)
- The number of spectators and parents attending the games has been assumed to be 70% of the total maximum number of players in attendance at any one time
- Players travelling to and from the site via private vehicles will generally be accompanied by a spectator. Therefore, the parking demand calculation focuses on the number of spectators and parents dropping off the players rather than the number of players. A car occupancy rate of 1.5 has been assumed
- Staff/trainer car occupancy of 1 person
- Distribution between parking and drop off has been assumed to be 50% and 20% respectively

(See below Table 10 from the Traffic Impact Assessment which is copied below)

The Building Code of Australia Part D3.5 (class 9b “School”) requires one accessible parking for every 100 car parking spaces or part thereof. Consistent with this, two out of 102 proposed car parking spaces are accessible.

Table 10 - Car Parking Requirement - Summary

	Max Parking Requirement Players / Staff	Max Private Pick-up / Drop-off Requirement
Before School	- / 12	38 vehicles => 4 spaces
During School	- / -	-
After School	- / 15	48 vehicles => 6 spaces (new students)
Weekend Events	102 in summer 78 in winter	26 vehicles => 4 spaces
TOTAL / MAX:	102	Up to 6 spaces

5.8.3 Pick-up and drop off

Weigall Sports Complex

A pick-up and drop-off facility is proposed to the south of Building 1, accessed from Neild Avenue. The Traffic Impact Assessment estimates that:

- Approximately 38 private vehicles will use this facility in the morning and 48 private vehicles during the afternoon period throughout the weekdays
- The pick-up/drop-off operation would occur within a 30 minute time period and 60 seconds service time is required for a drop-off and 120 seconds for a pick-up
- Six pick-up/drop-off spaces are required to accommodate the peak weekday afternoon pick-up demand (48 private vehicles).

Edgecliff preparatory school

SGS Edgecliff Preparatory School currently relies on a pick-up and drop-off zone on Alma Street that accommodates approximately seven cars. The existing zone does not accommodate demand with extensive queue lengths observed along Alma Street and beyond.

Building 2 – Car Park is to be used for vehicle queuing during the morning drop-off and afternoon pick-up at SGS Edgecliff Preparatory School to reduce existing traffic congestion (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex).

5.8.4 Transport

SGS will continue to utilise school coaches to transport students between Weigall and College Street. Additionally, the SSDA site is located in an area of high frequency public transport which will be unaffected by the proposed works. ptc has prepared a Green Travel Plan to encourage public transport travel and active travel modes (see **Appendix H**).

5.9 Paddington Greenway

Woollahra Council

Woollahra Council adopted a Notice of Motion on 8 July 2019 for the Paddington Greenway project. The project would create a pedestrian/cycle link between the open spaces of Trumper Park, White City and Rushcutters Bay Park.

The Architectural Design Report by AJ+C (**Appendix C**) includes a Future Indicative Structure Plan for the Weigall Sports Grounds, noting potential upgrades and improvements and including a future elevated greenway link over the drainage culvert that traverses Weigall (noting that child protection measures will be required to fulfil SGS's duty of care to students). The future link does not cross the SSDA site.

When the Sydney Eastern City Regional Panel considered the detailed design DA for Stage 1 of the White City redevelopment on 3 September 2020 (DA477/2019/1), its Determination and Statement of Reasons included the following comment in relation to the Greenway project:

The Panel in it's [sic] deliberations must consider the development application in the context of the statutory planning framework. In this regard the absence of a detailed plan and provision for the Greenway prevents the Panel's ability to pursue this. There is general support all round, including by the Hakoah Club for the Greenway to materialise and the Panel's decision does not prevent further discussions and negotiations...

5.10 Ecologically sustainable development (ESD)

(SEAR 8)

The ESD Report by Steensen Varming (**Appendix I**) details how the project promotes sustainable planning through all stages of design, construction, and operation.

5.10.1 Targets and benchmarks

The ESD Report sets out the proposal to develop a project-specific "Environmental Framework" which (at its core) will be based on Green Star Design & As-Built version 1.3 and seek to achieve **4 Star Green Star Equivalency as a minimum**. The project-specific "Environmental Framework" will then propose a broad range on enhancements.

The tool (once developed) will guide the design process and help achieve a low energy and sustainable building that draws on the expertise of the design team, the facility management team and of local and international best practice standards.

5.10.2 Sustainability approach

The Weigall Sports Complex would demonstrate a strong commitment to sustainability through all aspects of design by adhering to the following key sustainable design initiatives:

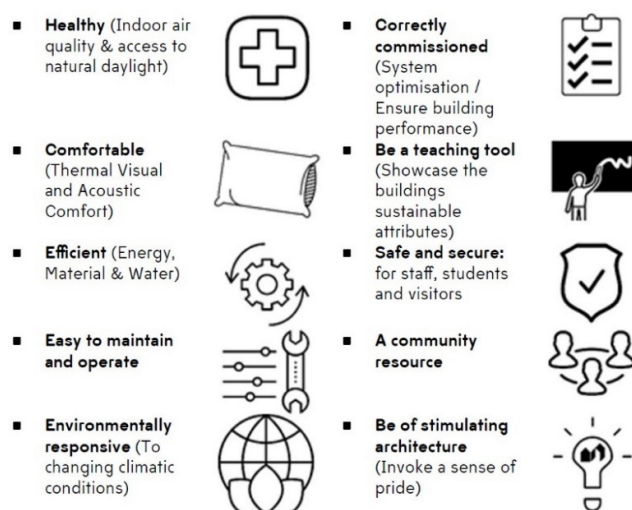


Figure 86 – Key sustainability design initiatives (Source: Steensen Varming)

5.10.3 Potential ESD initiatives

The ESD Report sets out the following ESD initiatives:

- **The promotion of quality natural daylight** – There is a direct correlation between access to daylight and student performance, attention, productivity, and general wellbeing. Glare potential is a significant issue for safety in pools, players' performance during a game and spectators' visual comfort.
- **Excellent Indoor Air Quality (IAQ)** – In a similar manner to daylight, there is proven correlation between user's performance, occupant wellbeing, student attendance and staff retention. Principle strategies include:
 - Increased levels of outside air through the promotion of mixed mode or natural ventilation strategies, and increased outdoor air allowances
 - Mould prevention through the avoidance of thermal bridges, condensation and effective strategies in ventilation, odour and pollution control
 - Low pollutant emitting materials selections such as low VOC paints, adhesives, sealants, composite woods etc.
- **Excellent Thermal, Visual and Acoustic comfort** – To address:
 - Thermal comfort: To ensure coaches, students, administrators and casual users of the complex are not subject to unacceptable extremes in temperature as they train, teach, learn and work
 - Visual comfort: To ensure the quality of light is supportive of specific tasks. In design for natural daylight, consideration must be given to daylight uniformity, penetration depth, solar heat ingress and glare control
 - Acoustic comfort: To ensure effective communication can always be achieved, noise from ventilation systems, external and internal disruptive noise is minimised.
- **Resource conservation (energy, water and waste)** – In delivering on the functional demands of a training facility (high levels of daylight, thermal comfort, visual comfort, and IAQ), incurs resource use through the optimisation of these attributes. These are to be supported with minimal consumption of energy and water resources, or the generation of waste and pollution in demolition, construction and operation of the building. Our approach to resource conservation is based on applying a "hierarchy" methodology.
- **The creation of an integrated community resource** – The Weigall Sport Complex can play a role within the local community through the use of shared facilities.
- **The development of the building and surrounds as a teaching tool** – Students develop greater knowledge retention, understanding and awareness when they have the opportunity to interact directly with their environment through the mediums of touch, sight and feel, compared to the traditional textbook learning.

Section 6.0 of the ESD Report provides a list of resource conservation strategies being considered (energy, water, materials and waste) and notes that an Environmental Management Plan will be developed and implemented for the demolition and construction stage to address environmental, worker health and safety and community risks.

5.11 Heritage

(SEAR 9)

Pursuant to Woollahra LEP 2014, the SSDA site:

- Is not a heritage item
- Is located in the Paddington HCA
- Is located within the vicinity of the following heritage items:
 - Item No. 243: 7 Canary Island Date Palms, Alma Street, Road reserve, Local.

The SSDA site is also in the vicinity of the following heritage item listed at Schedule 5 of Sydney LEP 2012 which is to the north-west of the site:

- Item 371, Former Advanx Industrial Car Assembly Hall including interior, 34–52 McLachlan Avenue, Lots 1, 2 and 15, DP 10832; Lot 1, DP 503527, Local.

Figure 59 (at Section 5.2.11) provides a consolidated Woollahra LEP 2014 and Sydney LEP 2012 heritage map, showing the location of the SSDA site, the Paddington HCA and nearby heritage items.

The Heritage Impact Assessment by Paul Davis (**Appendix J**) provides a detailed site history and assesses the heritage impacts of the proposal. It notes that:

- None of the elements to be removed have heritage significance or contribute to the heritage significance of the precinct
- The site contributes to the HCA for its former role as part of the market gardens and as SGS's sports fields. These values are not impacted by the proposal
- The proposal is consistent with the relevant heritage provisions in Woollahra LEP 2014 and Woollahra DCP 2015
- The proposed contemporary buildings are well-designed and make a very positive contribution to the area through design and siting.

The conclusion to the Heritage Impact Assessment states:

Conclusion

The proposed sports facility and carpark at Weigall Field is a well-considered and designed complex that responds to the school requirements for new facilities and to the site and context.

From a heritage perspective, the site itself is relatively unconstrained. It contains no significant buildings or features and is not adjoining any significant buildings or heritage items. There is a single heritage item in Neild Avenue, however that site forms part of a continuous street wall of larger buildings and is further north so that it has no direct or even indirect relationship to the proposal.

Weigall Fields are not a heritage item but do contribute to the Paddington HCA through their provision firstly of open space that links to sites to the north and east and for their former use as Chinese market gardens. The site has had various buildings and structures on and around it over its life as playing fields that have come and gone to address the needs of the time. The proposed structures continue that tradition of incremental change and providing new facilities.

In terms of heritage, the proposal has very little impact on either the site or the precinct in which it is located. The scale of the buildings and their siting addresses the relationship to adjoining buildings, which are of 3-5 storey scale and the structures themselves display design excellence which is a key attribute of the Paddington Precinct as a whole.

The buildings do not adversely affect identified views within the precinct in particular View 24 identified in the DCP within Alma Street. The outlook from both Alma Street and Vialoux Avenue are maintained.

Having considered all of the applicable planning controls in the LEP and DCP that cover the site we conclude that there are no adverse heritage impacts arising from the proposal.

5.12 Social impacts

(SEAR 10)

A Social Impact Assessment has been prepared by Chikarovski & Associates in association with RUP (**Appendix K**). It identifies the following potential positive and negative social impacts arising from the proposed Weigall Sports Complex:

Positive

- Improved access to safe sporting facilities for students of the school
- Potential for community use of sport and recreational facilities
- Opportunities to improve connections between the school and the local community
- Job creation during and post construction
- Opportunity to showcase local culture and history.

Negative

- Impacts from construction on nearby residents
- Potential to increase pedestrian and vehicular traffic to the area.

The following mitigation measures are proposed to manage the potential negative social impacts:

- Establish a Community Consultative Committee during the construction phase of the project as a forum for community participation
- Continue to investigate options for the local community to use the facilities
- Ensure measures are in place to control use of the parking facility and implement on-site queuing for the SGS Edgecliff Preparatory School morning and afternoon pick up
- Implement measures to promote safety and security.

A condition of consent should be imposed requiring compliance with the recommendations in the Social Impact Assessment.

5.13 Aboriginal heritage

(SEAR 11)

An Aboriginal Cultural Heritage Assessment (**ACHA**) has been prepared by EcoLogical (**Appendix L**) to identify and describe the Aboriginal cultural heritage values and significance relevant to the SSDA site. The ACHA considers the Aboriginal cultural heritage values for the entire Weigall Sports Grounds, even though the SSDA relates to only part of Weigall.

The ACHA was undertaken in accordance with the *Guide to assessing, investigating and reporting on Aboriginal Cultural Heritage in NSW* (DECCW 2010).

An overview of the ACHA findings follows.

5.13.1 Stage 1 - Notification

The Aboriginal community was consulted regarding the heritage management of the project. The appropriate government bodies and relevant Aboriginal organisations were notified and advertisements were placed in the Wentworth Courier on 19 February 2020.

5.13.2 Stage 2 and Stage 3 - Presentation of information about the proposed project and gathering information about cultural significance

A site survey was undertaken by EcoLogical's Archaeologist Jennifer Norfolk and David Ingrey, heritage site officer with La Pouse LALC, on the 17 March 2020. EcoLogical

presented the proposed project information and archaeological survey results to the Registered Aboriginal Parties. Responses received agreed with the methodology and recommendations

5.13.3 Stage 4 – Review of draft cultural heritage report

A copy of the draft ACHA was provided to Aboriginal stakeholders. Comments received noted that Rushcutters Bay is a highly significant and spiritual area and supported the recommendations of the ACHA.

5.13.4 Statement of significance

The study area contained zero Aboriginal archaeological sites as defined under the *National Parks and Wildlife Act 1974*. Site inspection revealed a high degree of disturbance across the study areas associated with the early urban colonisation and cultivation of Sydney. This was followed by the reclamation of large areas of the coastal saltmarsh environment along the Sydney foreshore. Further investigations of the area would not contribute to our understanding of Aboriginal landscape use in the area. Based on the intactness, representativeness, and research potential, the site is determined to have nil to low archaeological significance.

5.13.5 ACHA findings and management recommendations

The following recommendations are based on consideration of:

- Statutory requirements under the *National Parks and Wildlife Act, 1974*.
- The results of the background research, site survey and assessment
- The likely impacts of the proposed development.

The ACHA found that:

- No Aboriginal sites were identified within the study area (being all of Weigall)
- All sections of the study area have been subjected to high levels of ground disturbance
- All sections of the study area were found to have a low archaeological potential
- No direct impacts from the project on Aboriginal cultural heritage have been identified.

Based on the findings of the ACHA and the archaeological investigation, the following is recommended:

Recommendation 1 – No further assessments are required

No further archaeological assessment is required for the study area, although general measures will need to be undertaken which include:

- If the proposed works encounter intact sand deposits, then further archaeological investigations will be required as requested by the La Perouse Local Aboriginal Land Council. Monitoring by a qualified archaeologist and a representative of the LALC during early excavation works might be required.
- If proposed excavated areas are located beyond the defined assessment boundary (Figure 1), further investigations will be required and an addendum ACHA undertaken. An addendum ACHAR will require further consultation with RAPs.
- Heritage induction should be carried out for early demolition and construction workers before works commence.
- Unexpected Finds:
 - Aboriginal objects are protected under the NPW Act regardless if they are registered on the Aboriginal Heritage Information Management System (AHIMS) or not. If suspected

Aboriginal objects (such as stone artefacts) are located during future works, works must cease and an archaeologist called in to assess the finds.

- If the finds are found to be Aboriginal objects, the DPIE must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval under a section 90 AHIP should then be sought if Aboriginal objects are to be moved or harmed.
- In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the DPIE may also be contacted at this time to assist in determining appropriate management.

Recommendation 2 – Submit ACHA/ATR to AHIMS

- In accordance with Chapter 3 of the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011), the ACHA should be submitted for registration on the AHIMS register within three months of completion.

A condition of consent should be imposed requiring compliance with the recommendations in the ACHA.

5.14 Noise and vibration

(SEAR 12)

A Noise Impact Assessment has been prepared by White Noise (**Appendix M**). The report considers operational noise impacts for and from the Weigall Sports Complex, mechanical plant noise emissions and construction noise and vibration.

A summary of the findings and recommendations of the Noise Impact Assessment follows.

5.14.1 Background noise levels

The location of sensitive noise receivers considered in the Noise Impact Assessment is shown on **Figure 87**. Measured existing background noise levels are summarised in Tables 1 and 5 of the Noise Impact Assessment, which are copied below in **Table 20**.

Table 20 – Summary of background noise levels at the site (Source: White Noise)

Measurement Location	Time of Measurement	Maximum Repeatable $L_{Aeq, 15min}$ dB(A)	Representable Background noise Level (RBL) $L_{A90, 15min}$ dB(A)
Southern noise logger location (logger 1), see figure 1 above	Day	54	47
	Evening	50	42
	Night	44	39
Northern sports field noise logger location (logger 2), see figure 1 above	Day	53	47
	Evening	49	42
	Night	42	37

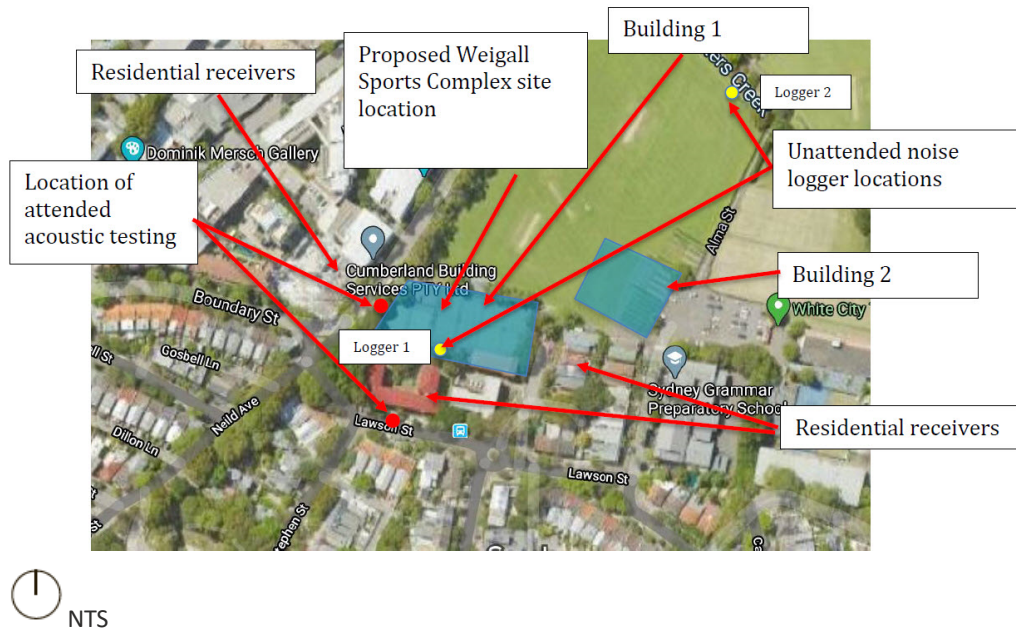


Figure 87 – Noise monitoring locations (Source: White Noise)

5.14.2 Existing noise sources to be eliminated

The proposed SGS Weigall Sports Complex will eliminate the following existing noise sources from the SSDA site (including whistles, playing of sports, crowd noise etc):

- The existing tennis/basketball courts (which directly adjoin neighbouring residential receivers)
- Weigall fields, noting that proposed Building 1 will act as an acoustic screen between the sports grounds and neighbouring residential receivers to the south).

5.14.3 Noise impact assessment

The Noise Impact Assessment considers operational noise from:

- Use of Building 1 - Sports Facilities Building including:
 - The proposed pools including maximum noise levels from activities such as shouting, whistles and the like
 - Multi Sports Hall for basketball including maximum noise levels from shouting, whistles and the like
 - Use of the proposed sports halls on the first and second levels for cardio, weights, taekwondo, fencing and the like
 - Use of the proposed multipurpose spaces as a general sports administration space
 - Uncovered parking area and pick-up and drop-off facility.
- Use and access to the Building 2 - Car Park.

The Noise Impact Assessment considers the compliance of the proposal with the following relevant policy and guidelines:

- Environmental Protection Agency (EPA), *Noise Policy for Industry* (2017)

- Department of Environment and Climate Change, *Interim Construction Noise Guideline* (2009)
- Department of Environment and Conservation, *Assessing Vibration: A Technical Guideline* (2006).

Based on the requirements of the EPA's *Noise Policy for Industry* and the background noise levels (see **Table 20**), the amenity noise level criteria for the proposal are set out in Tables 2 and 9 in the Noise Impact Assessment and copied below in **Table 21**.

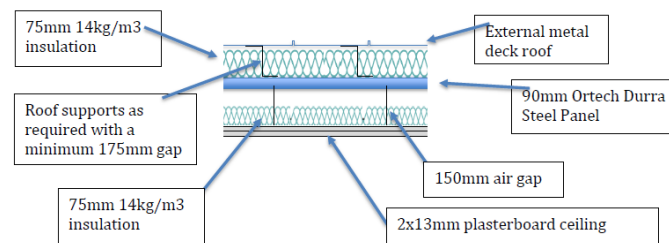
Table 21 – Project amenity noise level criteria (Source: White Noise)

Location	Time of Day	Project Amenity Noise Level Criteria, LAeq, period ¹ (dBA)
Suburban residential receivers	Day	52
	Evening	43
	Night	38
Commercial Receivers	When in operation	65

To achieve these amenity noise level criteria, the Noise Impact Assessment specifies the following acoustic treatments and controls (which are shown on the Architectural Plans or will be documented at the detailed design phase):

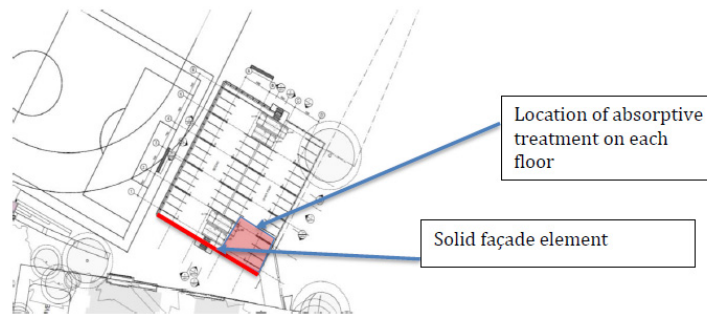
1. Recommended building construction to ensure internal noise levels are complied with, including external solid building elements and glass constructions.
2. Recommended mechanical services noise emission criteria and typical treatments.
3. Pool area treatments:
 - (a) Any glazing facing to the north to be constructed from a minimum of 10.38mm laminated glass with a minimum performance of Rw 35
 - (b) Any glass to the east and southern facades of the pool to include a minimum constriction of 10.38mm laminated / 25mm air gap / 6.38mm laminated with a minimum acoustic performance of Rw 39
 - (c) Any openable glazing is to be closed towards the south and east of the building during high noise generating periods including periods when whistles are being used and any time after 6pm
 - (d) All solid external elements to include masonry construction such as concrete block, precast or institute concrete with a minimum acoustic performance of Rw 55
 - (e) Any lightweight building façade elements to include a construction of 9mm FC sheet, 150mm metal suds, 2x13mm plasterboard or 6mm FC sheet with a 75mm 14kg/m³ insulation in the cavity with a minimum performance of Rw 55.
4. Multi Sports Hall 1:
 - (a) Any glazing facing to the north to be constructed from a minimum of 10.38mm laminated glass with a minimum performance of Rw 35.
 - (b) Any glass to the east and southern facades of the sports hall to include a minimum constriction of 10.38mm laminated / 25mm air gap / 6.38mm laminated with a minimum acoustic performance of Rw 39.

- (c) Any openable glazing is to be closed towards the south and east of the building during high noise generating periods including periods when sporting events or functions are operational and any time after 6pm.
- (d) All solid external elements to include masonry construction such as concrete block, precast or institute concrete with a minimum acoustic performance of Rw 55.
- (e) Any lightweight building façade elements to include a construction of 9mm FC sheet, 150mm metal suds, 2x13mm plasterboard or 6mm FC sheet with a 75mm 14kg/m³ insulation in the cavity with a minimum performance of Rw 55.
- (f) The external roof of the hall to be constructed from a concrete roof of minimum 150mm or a light weight construction similar to that detailed below.

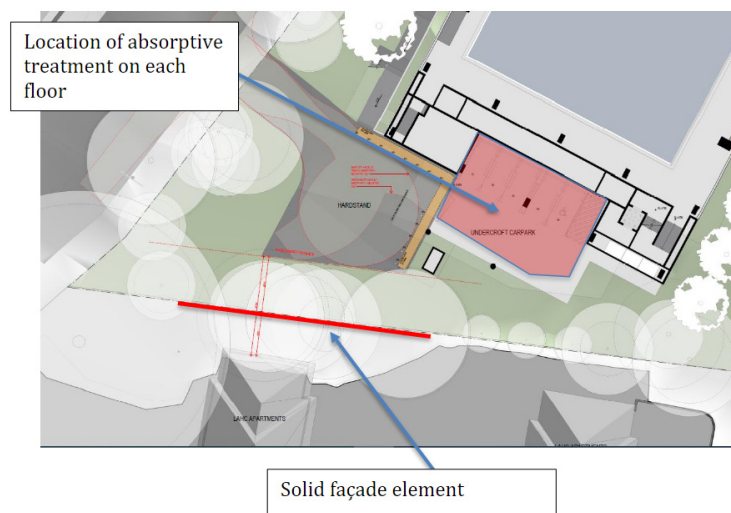


- 5. Multi Sports Hall 2:
 - (a) All external glazing to the south and east to be a minimum of 12.38mm laminated glass with a minimum performance of Rw 36
 - (b) All external solid elements to be masonry or concrete construction with a performance of Rw 50
 - (c) Any lightweight building façade elements to include a construction of 9mm FC sheet, 150mm metal suds, 1x13mm plasterboard or 6mm FC sheet with a 75mm 14kg/m³ insulation in the cavity with a minimum performance of Rw 50.
- 6. Multi Sports Hall 3:
 - (a) All external glazing to the south and east to be a minimum of 12.38mm laminated glass with a minimum performance of Rw 36
 - (b) All external solid elements to be masonry or concrete construction with a performance of Rw 50
 - (c) Any lightweight building façade elements to include a construction of 9mm FC sheet, 150mm metal suds, 1x13mm plasterboard or 6mm FC sheet with a 75mm 14kg/m³ insulation in the cavity with a minimum performance of Rw 50
 - (d) A proposed concrete roof or lightweight building structure with an acoustic performance of no less than Rw 50 will be acoustically acceptable to mitigate noise emissions from this space.
- 7. Multipurpose Hall 4:
 - (a) External glass to a 10.38mm laminated glass with a performance of no less than Rw 35
 - (b) An external roof from concrete construction or a light weight metal deck roof with a mineral fibre tile or plasterboard ceiling with including in the ceiling void.
- 8. Building 2 – Car Park treatments:
 - (a) Install a solid building element to the façade of the carpark facing towards to residential receivers to the south as detailed in the figure below. Façade can include a solid material such as 6mm FC sheet or the like

- (b) Install an acoustically absorptive material to the underside of the carpark soffit. This can include a spray on material similar to a Enviro spray with a minimum NRC of 0.55. the recommended location of the treatment is detailed in the figure below.



9. Building 1 – Sports Facilities Building (open car parking area): The recommend treatment to the open car park area located to the south Building 1 assumes a 30 minute time frame for pick-up and drop-off between 6.00am and 6.30am (38 vehicles in the morning) and 5.00pm and 5.30pm (43 vehicles in the afternoon) and staff parking. The recommended acoustic treatments follow:
- (a) Install a solid 2.2m high solid barrier to the south of the hardstand constructed from a lapped and capped timber fence, masonry, metal or the like
 - (b) Install an acoustically absorptive material to the underside of the undercroft carpark soffit. This can include a spray on material similar to a Enviro spray with a minimum NRC of 0.55.
- (see location of the treatment in figure below)



5.14.4 Traffic noise

The Noise Impact Assessment concludes that road traffic noise generated by vehicles using the Weigall Sports Complex will be compliant with the NSW Government's *Road Noise Policy*.

5.14.5 Mechanical services equipment

All future plant and equipment are to be acoustically treated to ensure that noise levels at all surrounding receivers comply with noise emission criteria detailed within the Noise Impact Assessment.

Details of the required mechanical services equipment and acoustic treatments required to ensure that the relevant noise level criteria is achieved will be provided as part of the construction certificate. An indicative plant area has been included on the roof of proposed Building 1. The proposed plant location is acoustically suitable to comply with noise emission criteria.

5.14.6 Noise intrusion into the proposed development

The proposed external building elements designed to mitigate noise emissions from the development will also mitigate noise ingress into Building 1.

5.14.7 Construction noise and vibration

The proposed construction working hours are:

- Monday to Friday:
 - General site work: 7.00am – 6.00pm
 - Noisy work: 8.00am – 5.00pm
- Saturday: 8.00am – 1.00pm

The Noise Impact Assessment concludes that construction noise may be above construction noise management levels and recommends that the building contractor engage with the local community and manage construction activities to minimise adverse noise impacts including the following measures:

1. All plant and equipment are to be maintained such that they are in good working order
2. A register of complaints is to be kept including location, time of complaint, nature of the complaint and actions resulting from the complaint
3. If required, a noise level measurement of the offending plant item generating complaints is to be conducted and noise mitigations undertaken to reduce noise levels to within noise management levels in the event magnitude of noise levels is found to be above suitable levels
4. The use of percussive and concrete sawing should be undertaken behind a closed façade when possible
5. The use of high noise generating equipment including hydraulic hammers, rock cutters or the like should not be undertaken prior to 8am Monday to Friday or 8.30am Saturdays
6. The loading of trucks should be conducted such that there is not a requirement to stack trucks on the roadways adjacent to residential receivers.

The Noise Impact Assessment also recommends consultation with the neighbouring residents during the construction phase and preparation of a detailed construction noise and vibration management plan by the building contractor.

5.14.8 Noise conclusion

Noise emissions from the Weigall Sports Complex will achieve the noise amenity criteria subject to complying with the design and operational recommendations in the Noise Impact Assessment.

Noise from construction activities will exceed noise management levels at sensitive receivers and that the building contractor will need to consider measures to manage noise impacts from construction activities.

Proposed plant and equipment will comply with established noise criteria during operation of the Weigall Sports Complex with the inclusion of acoustic treatments. A further review of all plant with respect to site specific noise criteria will be carried out at detailed design stage.

A condition of consent should be imposed requiring compliance with the recommendations in the Noise Impact Assessment by White Noise.

5.15 Contamination (including acid sulfate soils)

(SEAR 13)

The following contamination reports have been prepared for the SSDA site:

- Preliminary Site Investigation (PSI), by Douglas and Partners (DP 2020⁹)
- The following reports by JBS&G Australia Pty Ltd (JBS&G):
 - Detailed Site Investigation (DSI) including a human health risk assessment (HHRA)
 - Remediation action plan (RAP) including a preliminary acid sulfate soil management plan (ASSMP) and an Unexpected Finds Protocol
 - Hazardous Material Survey (HMS).

A condition of consent should be imposed requiring compliance with the DSI, RAP, ASSMP and HMS. A summary of findings follows.

5.15.1 Soil and groundwater

JBS&G has identified the following areas as requiring remediation/management so that the site can be made suitable for the proposed land use:

- Borehole 109 (BH109) which is located at the northern end of the existing cricket nets in the north-eastern corner of proposed Building 2 – Car Park. Lead impacted fill material was found at BH109 to a depth of 3m below ground surface and with a dimension of approximately 3m by 3m (see Figure 88); and
- Aesthetic impacts relating to anthropogenic inclusions of ash, slag and charcoal and associated odours observed in fill material across the site.

More details on the findings in the DSI and RAP follow.

⁹ Report on Preliminary Site (Contamination) Investigation, Grammar Edgecliff Sports Area 11 Alma Street, Paddington, Project 99538.01, Douglas Partners, 4 March 2020 (DP 2020).



Legend:
 Approximate Site Boundary
 BH109 Lead Hotspot
Previous Sample Locations
 Borehole Location (DP 2020)
Sample Locations
 Monitoring Well
 Borehole Location

Figure 88 – Approximate remedial extend (Source: JBS&G, RAP)

PSI and DSI findings

The PSI by Douglas Partners considered limited intrusive sampling (seven bore holes)) (see **Appendix O**). The PSI identified potential human health and ecological impacts associated with fill material (impact by heavy metals, polycyclic aromatic hydrocarbons (**PAHs**) and total recoverable hydrocarbons (**TRHs**)).

JBS&G has since prepared a DSI (see **Appendix O**) which assesses potential contamination and considers if the SSDA site is the suitable for the proposed use. The DSI analysed samples collected from 18 soil and three groundwater boreholes.

The DSI concludes that fill material on the site will require remediation and/or management to make the site suitable for the proposed land use. The DSI recommends the following actions:

1. Preparation of an acid sulfate soil management plan
2. Preparation and implementation of a RAP including an appropriate Unexpected Finds Protocol (UFP)
3. Preparation of a validation report (following completion of remediation activities in accordance with the RAP) to demonstrate the successful validation of the site and suitability for the intended use.

Following completion of remediation activities in accordance with the RAP, a validation report should be prepared to demonstrate the successful validation of the site and suitability of the site for the intended use. The DSI notes that fill material at the site is classified General Solid Waste (Non-putrescible).

The findings of JBS&G as set out in the DSI executive summary states:

... the following conclusions have been drawn with regard to the site conditions:

- *A previous intrusive investigation conducted as part of the PSI (DP 2020) identified the presence of fill material variously impacted with heavy metals, PAH and TRH.*
- *The current DSI identified lead impacted fill at BH109 in exceedance of the adopted human health and ecological criteria. Further, the fill material across the site was identified as impacted with B(a)P TEQ in exceedance of the adopted health based investigation criteria. The elevated B(a)P TEQ concentrations were interpreted to be associated with ash/slag/charcoal inclusions observed in the fill material.*
- *Lead and B(a)P TEQ were identified as constituents of potential concern and subject to a HHRA as provided in Appendix K. The HHRA provided the following conclusions and recommendations:*
 - *A sensitivity analysis of the risk assessment process found that the risk estimates are suitably conservative to be used as the basis for decision making on the site.*
 - *It was assumed that potential construction worker exposures would be managed by existing New South Wales health and safety legislation as appropriate to construction activities and were not considered further.*
 - *In accordance with the limitations of the HHRA, the levels of B(a)P TEQ in soils have not been found to pose a potential health risk as per the proposed redevelopment / use of the site. A potential health risk was identified for an uncontrolled exposure to the highest levels of lead impact on the site.*
 - *It is recommended that remediation and/or management works are undertaken to address lead impacted soils as present at the JBS&G sample location BH109 at a depth of 2.6 to 2.7 m to control / eliminate potential direct exposure to the impacted soils.*
- *B(a)P and TRH>C16-C34 fractions were reported in various samples in exceedance of the adopted ecological criteria for the proposed landuse. However, given the presence of healthy vegetation at the site, and given that B(a)P is not readily taken up by plants, the reported concentrations are not considered to constitute a risk to future plant growth or inhibit the future development of the site. Thus, JBS&G consider that the ecological impacts identified (where not concurrent with health-based impacts) do not warrant further assessment and/or management.*
- *Concentrations of arsenic reported in groundwater is considered indicative of the urban environment within the geological setting of the site. Arsenic was detected at concentrations*

exceeding conservative drinking water criteria, however as beneficial reuse of groundwater at the site is unlikely given that the proposed development will include a reticulated water supply, the reported COPC concentrations in groundwater are not considered to represent an unacceptable risk to future on-site receptors. There are no identified off-site migration issues relating to groundwater at the site.

- *Fill material in numerous areas of the site has been identified as dark brown/black with anthropogenic inclusions of ash, slag and charcoal observed at BH104, BH105, BH108-BH110 and BH112-BH118. Odours were reported in the fill material encountered at boreholes BH105 and BH108 associated with observation of ash/slag/charcoal made in these locations. Aesthetic impacts will require management during redevelopment of the site.*
- *Based on the recently completed assessment activities and the previous soil analytical data presented in the PSI (DP 2020), fill material across the site is provisionally classified General Solid Waste (Non-putrescible).*
- *Sampling undertaken as part of the PSI (DP 2020) and current DSI, identified the presence of potential ASS material in fill and underlying alluvial soils at the site that requires management during future redevelopment activities.*

The lead impact identified within the fill profile at BH109 and aesthetic impacts identified in fill requires remediation/management in order to make the site suitable for the proposed land use.

It is recommended that an acid sulfate soil management plan be prepared prior to future redevelopment activities to manage potential disturbance of these soils.

It is further recommended that a RAP be prepared and implemented to guide remediation and validation actions including validation sampling, analysis and quality planning to enable the site to be considered suitable for proposed land use. The RAP should include an appropriate Unexpected Finds Protocol (UFP) with provisions for the management of unexpected finds that may be encountered during site remediation/ development activities.

Following completion of remediation activities in accordance with the RAP, a validation report should be prepared to demonstrate the successful validation of the site and suitability of the site for the intended use.

RAP findings (including acid sulfate soil management plan)

The RAP states that the preferred remedial strategy for the BH109 area (see **Figure 88**) is excavation and off-site disposal of lead impacted soil and removal of the excavated material from the site to a lawful waste facility.

With respect to aesthetic impacts, JBS&G state that fill material with anthropogenic inclusions of ash, slag and charcoal and associated odours across the site will not be suitable for use at the site surface. These materials will need to be placed below pavements or be covered with suitable material as part of the proposed development.

Bulk excavation associated with the proposal will likely result in disturbance of fill and underlying alluvial soils that may comprise potential acid sulfate soils or acid sulfate soils. The RAP includes a Preliminary ASSMP.

Subject to the successful implementation of the measures described in the RAP, JBS&G consider that the site can be made suitable for the proposed uses and that the risks posed by contamination can be managed in such a way as to be adequately protective of human health and the environment.

JBS&G note that the following documentation should be developed and implemented to ensure that the risks and impacts during remediation works are controlled in an appropriate manner:

- Construction Environmental Management Plan (**CEMP**), to document the monitoring and management measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed;
- Work Health & Safety Management Plan (**WHSP**) to document the procedures to be followed to manage the risks posed to the health of the remediation workforce; and
- Detailed Acid ASSMP to document the procedures to be followed to manage potential disturbance of these soils. The ASSMP is to be prepared after finalisation of bulk earthworks plans and construction methodologies, JBS&G recommend the preparation of a detailed ASSMP by the Principal Contractor, prior to commencement of development activities to manage potential disturbance of these soils.

5.15.2 Hazardous materials survey

JBS&G has prepared a Hazardous Materials Survey to determine the presence, quantity and condition of any hazardous materials within the structures to be demolished (**Appendix O**). The conclusions and recommendations of the survey are summarised below:

- **Asbestos Containing Materials:** None found
- **Lead Based Paints:** None found
- **Synthetic Mineral Fibres:** Suspected to be present within the hot water system.
- **Polychlorinated Biphenyls (PCB):** All old fluorescent light fittings throughout the site are to be treated as containing PCB capacitors unless further investigation confirms otherwise.
- **Unexpected finds:** Any materials deemed to be consistent with those detailed in the Hazardous Materials Register that have not been previously identified should be assumed to have the same content and be treated accordingly. Should any additional suspected hazardous materials be observed during or prior to demolition works, works should cease until a suitably qualified occupational hygienist can assess the suspected hazardous material and provide appropriate recommendations for management and/or removal.

The recommendations in the Hazardous Materials Survey and all relevant Acts, Regulations and Codes will be followed when handling and disposing of these hazardous materials.

5.16 Geotechnical, hydrogeological and structural

(Plans and documents and Woollahra Council)

A Geotechnical Investigation has been prepared by Douglas Partners (**Appendix AA**) considering an earlier design for the Weigall Sports Complex which proposed one building with an excavated basement car park (5.5m excavation depth). As now proposed, limited excavation is required for Building 1 and there is almost no excavation for Building 2.

Enstruct has prepared a Structural Report (**Appendix BB**) which notes that the proposed construction is not in the influence zone of the neighbouring buildings given the limited excavation proposed and generous boundary setbacks and that the proposal will have no adverse impacts on the structural integrity of nearby buildings. Notwithstanding, the Construction Management Plan by ADCO (**Appendix V**) notes that dilapidation reports will be prepared for adjoining properties, including roads and surrounding landscaping.

5.17 Utilities

(SEAR 14)

5.17.1 Electrical and telecommunications

An Infrastructure Management Plan - Electrical and Telecommunications has been prepared by Steensen Varming (**Appendix P**). It notes that the proposed electrical and telecommunications works will include:

- A new external electrical power substation to be located in the south eastern corner of the site, facing Neild Avenue (see Section 3.8). An application has been made to Ausgrid (the supply authority)
- An internal building telecommunications node. These will be wired from the underground power supply provided by the supply authority (Ausgrid). The telecommunication service will be an extension of the existing telecommunication network of the SGS Preparatory School in Alma Street. This involves providing a new private underground duct from the existing school, via the Council's roadway, to the new development.

5.17.2 Sydney Water sewer infrastructure

The Civil Engineering Plans and Report by WSP (**Appendix Q**) note that:

- There are two (DN150 and DN225) Sydney Water sewer lines that traverse the site from Vialoux Avenue connecting into an existing sewer manhole in Neild Avenue
- There are seven Sydney Water sewer manholes located within the vicinity of the SSDA site.

Existing DN150/225 Sydney Water sewer is to be deviated around the Building 1 footprint, connecting into an existing Sydney Water DN150 sewer pipe located in Neild Avenue. The length of the proposed sewer deviation is approximately 160m. Existing sewer pipework and manholes located within the building footprint are to be decommissioned and removed.

5.18 Contributions

(SEAR 15)

Woollahra Section 94A Development Contributions Plan 2011 (now s. 7.12) enables the consent authority to impose a condition of consent requiring the payment of a 0.5% to 1% levy for development that has a cost of more than \$100,000. If a condition is to be imposed requiring the payment of a Section 7.12 levy, the applicant requests that the payment is deferred to the final occupation certificate (as contemplated by clause 3.12 of the Contributions Plan).

5.19 Drainage (including rainwater reuse)

(SEARs 14 and 16)

Civil Engineering Plans and a Report have been prepared by WSP (**Appendix Q**) proposing the following stormwater system and water quality treatments:

- **Hardstand and landscape areas around Building 1:** Stormwater runoff is to be captured via a new pit and pipe network which will discharge into the existing council owned stormwater kerb inlet pit located adjacent the existing driveway in Neild Avenue.
- **Building 1 - Sport facilities building:** Stormwater will discharge to a 100 kL rainwater reuse tank located beneath the terrace at the north side of the building which will be drawn from for irrigation and WC flushing. The rainwater reuse tank will overflow to a 22 kL OSD tank which will discharge to the new DN600 stormwater deviation.
- **Building 2 – Car Park and the surrounding landscape and hardstand areas:** Stormwater will discharge to the proposed DN600 stormwater deviation.

- **Water quality treatment:** Based upon MUSIC models, the following stormwater treatment devices are proposed to remove suspended solids, hydrocarbons, and nutrients, prior to being discharged from site:
 - 15 x grated inlet stormwater pits are to be fitted with OceanGuard filter baskets
 - 23 x Ocean Protect 690mm PSORB Stormfilters are to be installed throughout the stormwater system
 - One OceanGuard basket located in the eastern external car park will be fitted with one Oil Soak supplied by MyCelx to remove oil and hydrocarbons from stormwater runoff.

5.20 Flooding

(SEAR 17 and Woollahra Council)

The Rushcutters Bay Floodplain Risk Management Study and Plan prepared by WMA Water 2012 shows that Weigall Sports Ground is flood affected and Woollahra LEP 2014 identifies Weigall as a flood planning area.

Enstruct has prepared a Flood Engineering Report (**Appendix R**) which notes that the flood impact of the proposed Weigall Sports Complex on the surrounding properties would be negligible. While there would be some redistribution of flooding as it moves around the proposed buildings, this impact is local only and does not affect surrounding properties or roads.

The proposal responds to flood risk at the site by providing protection from flooding for all storms up to and including the Probable Maximum Flood (**PMF**). In the event of an extreme flood event such as the PMF, the surrounding area will be subject to flooding. In a flood emergency, site occupants can remain in place and wait for flood waters to recede.

The Executive Summary to the Flood Engineering Report states:

Executive Summary

...

To determine flood levels at the site, Woollahra Council's flood model was obtained, and the proposed Building 1 added to the model. Building 2 is an open car park at the ground level, and is not flood affected in a 1% AEP flood event. In an event larger than the 1% AEP, water can pass through Building 2, so no changes were made to the model here. Additional changes were made to bring the model up to date with current best practice, including Australian Rainfall and Runoff 2019 and the CSIRO Climate Futures Tool to consider the effects of climate change.

Table 1 Flood Modelling Results Summary

Location	1% AEP flood level (including climate change)	Probable Maximum Flood (PMF) level
Building 1 south-western corner	6.4 mAHD	6.8 mAHD
Building 1 north western corner	4.6 mAHD	6.2 mAHD
Building 1 north eastern corner	4.0 mAHD	6.2 mAHD
Building 2 southern end	4.1 mAHD	5.8 mAHD
Building 2 northern end	3.7 mAHD	5.7 mAHD

The impact of the development on the surrounding properties with respect to flooding was found to be negligible. While there is some redistribution of flooding as it moves around the proposed Building 1, this impact is local only and does not affect surrounding properties or roads. Building 2 will have no impact on flooding in a 1% AEP event

The proposed sports facility responds to the flood risk at the site by providing protection from flooding for all storms up to and including the Probable Maximum Flood (PMF). In the event of an extreme flood event such as the PMF the surrounding area will be subject to flooding. In a flood emergency, site occupants can remain in place and wait for flood waters to recede.

The proposal responds to the SEARS and meets Woollahra Council's flood planning requirements.

5.21 Sediment, erosion and dust controls

(SEAR 19)

Civil and Stormwater Plans and a Report have been prepared by WSP (**Appendix Q**) which consider proposed measures to inhibit the movement of sediment and dust from the site during the demolition and construction phase (addressing site access arrangements, cleaning of trucks before exit, securing of loads on construction vehicles, boundary silt fencing, filter bales, water sprays to suppress dust and site cleaning).

5.22 Waste

(SEAR 20)

5.22.1 Operational waste

Waste Audit has prepared an Operational Waste Management Plan (**Appendix U**) which considers waste and recycling generated by the proposed Weigall Sports Complex. **Table 22** summarises the proposed general and recycling waste bins (five bins in total which would replace two x 3 cubic metre bins currently stored externally on the SSDA site).

The project targets that 50% of overall waste is to be diverted from landfill (target should be reviewed by SGS after the first year of operations).

Waste/recycling storage and collection will occur onsite, by a private contractor, up to two times each week. General waste and recycling will be stored and handled to the south of Building 1. Due to space and height restrictions in Building 1, the proposed green waste bin will be stored externally near the access roadway to Neild Avenue (existing and proposed vegetation will screen views from the public domain and adjoining dwellings to the green waste bin).

Table 22 – Operational general waste and recycling (Source: Waste Audit)

Waste/Recycling Stream	Bins/Week	Litres/Week
General Waste	1 x 1,100 litre	1,000
Cardboard & Paper Recycling	1 x 1,100 litre	100
Commingled Recycling	1 x 240 litre	100
Medical Waste	1 x 120 litre	<100
Garden Waste	1 x 3,000 litre (3 cubic metre)	3,000
Total		4,200

5.22.2 Construction and demolition waste

Waste Audit has prepared an Demolition & Construction Waste Management Plan (**Appendix U**). It sets out the following hierarchy of waste management principles:

1. **Avoid:** Adopt sound work practices during the demolition and construction processes that avoid the creation of waste products in the first place
2. **Reduce:** Reduce the use of materials during the demolition process that require treatment or disposal
3. **Reuse:** Ensure that wherever possible, materials are reused either on site or offsite

4. **Recycle/Recover:** Identify all recyclable waste products to be produced on site
5. **Treat/dispose:** Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities.

Waste Audit calculate the following demolition/excavation and construction waste volumes and potential recovery targets (being waste diverted from landfill disposal either by being reused on or off site or recycled off-site at a specialised facility):

- Demolition/excavation:
 - 11,221m³ of waste materials
 - >99% potential recovery
- Construction
 - 53m³ of waste material
 - 90% potential recovery.

5.23 Construction management including construction hours

(SEAR 21 and Woollahra Council)

The construction phase is expected to be in the order of 18 to 20 months. A Construction Management Plan has been prepared by ADCO (**Appendix V**) which considers:

- Hours of work:
 - Monday to Friday:
 - General Site Works: 7.00am to 6.00pm
 - Noisy Works: 8.00am to 5.00pm
 - Saturday: 8.00am to 1.00pm
- Site security
- Access for construction personnel (via Vialoux Avenue and Neild Avenue)
- Site amenities (including the location of site sheds along Neild Avenue)
- Weigall Access for SGS and visitors
- Designated construction routes (see **Figure 89**) noting the following proposals:
 - All vehicles will enter and leave site in a forward direction
 - All vehicles will be accepted directly into the site with no vehicle staging on public roads
 - Deliveries will be restricted during the school peak drop-off and pick-up times (no movements between 8.00am to 9.30am and 2.30pm to 4.00pm on school days)
 - Vehicles will be restricted to Medium Rigid (**MR**)
 - During the Building 1 works, vehicles will primarily approach the site from Vialoux Avenue and turn left into the site through Gate 1. Once the vehicles are unloaded, via the proposed tower crane, vehicles will exit onto Neild Avenue through Gate 2
 - During Building 2 works all vehicles will approach the site from Vialoux Avenue, turn right onto the site and depart onto Alma Street
 - Gate 3 on Neild Avenue will provide access for larger vehicles, such as concrete pours or large structural steel deliveries.
- Access for emergency vehicles
- Materials handling

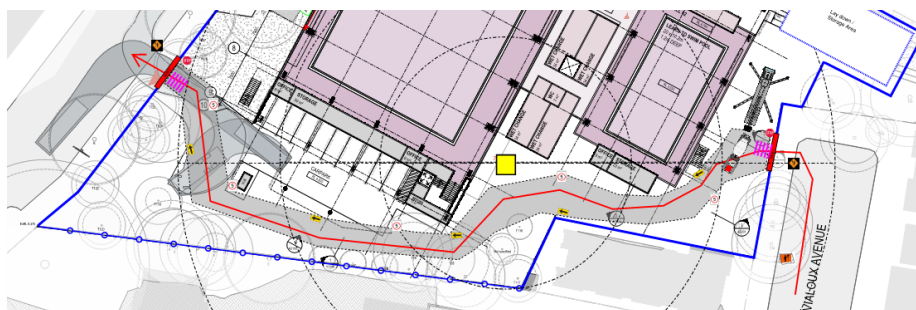
- Hot works
- Tree protection
- No smoking policy
- Adjoining properties (In response to the matters raised by Woollahra Council, Enstruct has prepared a Structural Report (**Appendix BB**) which notes that given the proposed buildings setbacks from the boundary, the construction is not in the influence zone of the neighbouring buildings and therefore will have no adverse impacts on those buildings. Notwithstanding, dilapidation reports will be prepared for adjoining properties and public infrastructure)
- Soil erosion and sedimentation
- Hazardous material removal
- Parking (contractors and trade partner personnel will not be permitted to park in the school car park or school grounds. Neighbouring streets will be kept clear to allow school and other road users unobstructed access in and out of the area. All persons inducted on the project will be advised of the traffic and parking policy).

As well as the Construction Management Plan, construction works would comply with the relevant recommendations in the following specialist reports:

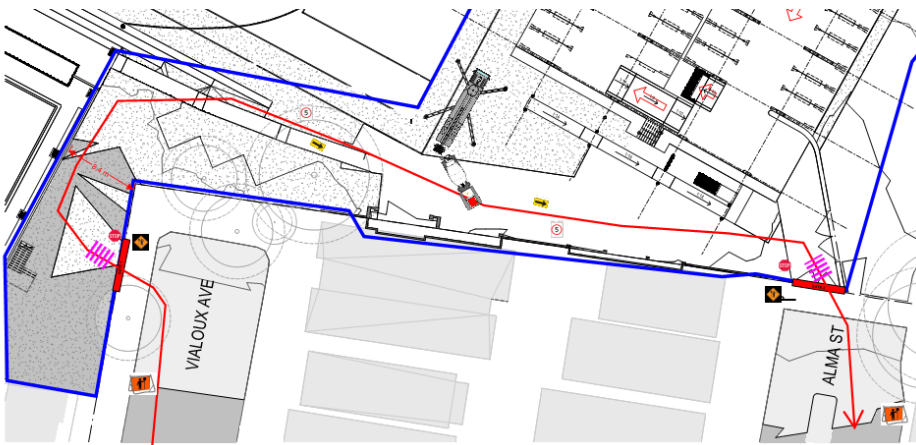
- Construction Traffic Management Plan by ptc (**Appendix H**)
- Noise Impact Assessment by White Noise (**Appendix M**)
- Construction Waste Management Plan by Waste Audit (**Appendix U**)
- Erosion, sediment and dust control plans by WSP (**Appendix Q**)
- Arboricultural Assessment Report by TreeIQ (**Appendix EE**)
- Aboriginal Cultural Heritage Assessment by EcoLogical (**Appendix L**)
- Contamination Reports (DSI, HHRA, RAP, ASSMP and HMS) by JBS&G (**Appendix O**).

A condition of consent should be imposed requiring compliance with the Construction Management Plan, with more detailed provided once a contractor has been engaged.

Building 1 construction vehicle route (in from Vialoux, out to Neild Avenue)



Building 2 construction vehicle route (in from Vialoux, out to Alma Street)



Large vehicle deliveries (from Neild Avenue)

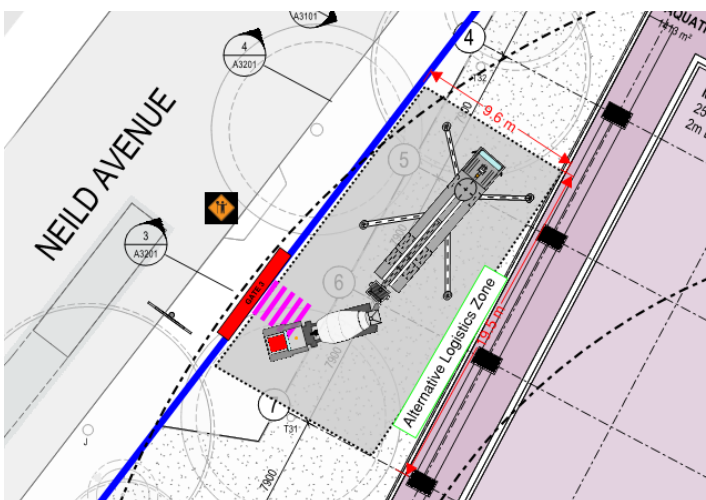


Figure 89 – Construction vehicle routes (Source: ADCO)

5.24 Equitable access

(Plans and Documents)

As detailed in the Access Design Assessment Report by Design Confidence (**Appendix CC**), the Weigall Sports Complex is able to comply with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach. In this regard, the proposal provides a continuous accessible path of travel, accessible car parking (two spaces or >2% of total parking), clear way finding guidance and accessible sanitary and change facilities.

5.25 BCA

As detailed in the BCA Design Assessment Report by Design Confidence (**Appendix DD**) which concludes that:

- The Weigall Sports Complex is capable of complying with the performance provisions of the BCA
- Compliance would be achieved via a mixture of adopting a performance based approach as well as complying with the relevant deemed-to-satisfy requirements as outlined within the BCA
- Compliance via the performance based approach could occur without significant changes to the proposed design
- The details of the proposed performance solutions are subject to the outcome of the fire engineering brief and analysis which will be carried out in accordance with the International Fire Engineering Guidelines
- The performance solutions for the building will be developed as part of the ongoing design and consultation with the design team.

Table 23 notes the building classifications of the Weigall Sports Complex under the BCA.

Table 23 – BCA Classification (Source: Design Confidence)

	Building 1 - Sports Facility Building	Building 2 – Car Park
Building Classification	Three (3)	Two (2)
Construction Type	Type A	Type C
Effective Height	12.2m	<12m
Climate Zone	Climate Zone 5	

6.0 Environmental risk assessment

As required by the SEARs, the measures required to mitigate the impacts associated with the proposed Weigall Sports Complex are detailed in the Environmental Risk Assessment (**ERA**) prepared by RUP (**Appendix E**). The ERA has been prepared generally in accordance with AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines and ISO/IEC 31010:2009 Risk Management – Risk Assessment Techniques and identifies the potential environmental impacts associated with the proposal.

The ERA addresses environmental risks associated with proposed Weigall Sports Complex and identifies mitigation measures.

The key risk items identified in the ERA that have a residual risk rating of “high” are associated with the construction stage (and not operation of the Weigall Sports Complex). Mitigation measures to reduce this risk include preparation of a construction management plan (including detailed construction traffic and construction noise/vibration management plans).

7.0 Mitigation measures

The collective measures required to mitigate the impacts associated with the proposed Weigall Sports Complex are detailed in **Table 24** below. These measures have been derived from the previous assessment in Section 5.0 and the appended consultant reports.

Table 24 – Mitigation measures

Mitigation measures
Architectural and landscape design
<ul style="list-style-type: none"> Implement the Architectural Plans and Design Report AJ+C (Appendices C and D) including material selections Implement the tree protection measures set out in the Arboricultural Assessment by TreeIQ (Appendix EE) Implement the Landscape Plan by Aspect (Appendix Z) including planting of 42 advanced replacement trees Adopt CPTED measures in accordance with Table 18 of the EIS.
Residential amenity
<ul style="list-style-type: none"> Privacy: Building 1 (including balconies/terraces and spectator viewing areas) is orientated to the north towards Weigall (away from residences to the south and west) Noise: Implement the design and operational recommendations in the Noise Impact Assessment by White Noise (Appendix M). Lighting: Implement the lighting recommendations in the Lighting Design Report by Steensen Varming (Appendix N).
Traffic, parking and accessibility
<ul style="list-style-type: none"> There will be no increase in students and only four additional SGS employees 102 car parking spaces are provided (including two accessible spaces) to meet the peak parking demand generated by the Weigall Sports Complex (which would occur on Saturdays in summer) 22 bicycling parking spaces are provided (2 staff + 20 visitor racks on Neild Avenue) 6 motorcycle spaces are provided 6 pick-up/drop-off spaces are provided on the SSDA site to accommodate peak demand from the Weigall Sports Complex Building 2 – Car Park is to be used for vehicle queuing during the morning drop-off and afternoon pick-up at Edgecliff Preparatory School on Alma Street to reduce existing traffic congestion (this mitigation measure addresses existing traffic congestion and does not relate to an impact generated by the proposed Weigall Sports Complex) Continue to use SGS coaches to transport SGS students between Weigall and College Street Implement a Green Travel Plan to encourage public transport usage and active travel modes (Appendix H).
Social impact
<p>Implement measures to mitigate the potential negative social impacts, as set out in the Social Impact Assessment by Chikarovski & Associates and RUP (Appendix K):</p> <ul style="list-style-type: none"> Establish a Community Consultative Committee during the construction phase as a forum for community participation Continue to investigate options for the local community to use the Weigall Sports Complex Ensure measures are in place to control use of the parking facility and implement on-site queuing for the morning and afternoon pick up at the Edgecliff Preparatory School on Alma Street Implement measures to promote safety and security.
ESD
<ul style="list-style-type: none"> Implement the Environmental Framework as set out in the ESD Report by Steensen Varming including achievement of a 4 Star Green Star Equivalency as a minimum (Appendix I).

Mitigation measures

Contamination

- Implement the recommendations in the Contamination Reports (DSI, HHRA, RAP, ASSMP & HMS) by JBS&G (**Appendix O**).

Utility services

- Modify or extend existing utilities to the site as recommended by Steensen Varming (electricity and telecommunications services) (**Appendix P**) and WSP (water and sewer) (**Appendix Q**).

Stormwater drainage, OSD and sediment and erosion control

- Implement the Civil Report and Plans by WSP (**Appendix Q**).

Waste

- Implement the recommendations of the Construction/Demolition and Operational Waste Management Plans by Waste Audit (**Appendix U**).

Use and hours of operation

- Generally comply with the Operational Management Plan by SGS (**Appendix F**)
- Generally comply with the indicative usage profile by SGS (**Appendix G**)
- Weigall Sports Complex base hours:
 - Monday to Friday (PDHPE and sports training): 6.30am to 8.00pm
 - Saturday (sports competition): 7.00am to 3.00pm
- Weigall Sports Complex extended/proposed operating hours:
 - Monday to Saturday: 6.00am to 10.00pm
 - Sunday: 6.00am to 6.00pm
- Provide local schools and other organisations access to the Weigall Sports Complex (rather than individuals) to manage SGS's duty of care to students and minimise potential environmental impacts associated with wider community use (traffic, on street parking demand and noise).

BCA and accessibility

- Implement the recommendations of the BCA Compliance Report by Design Confidence (**Appendix DD**)
- Implement the recommendations of Accessibility Report by Design Confidence (**Appendix EE**).

Construction management

To minimise potential adverse impacts, demolition/construction work will be carried out in accordance with the following:

- Construction Management Plan by Adco (**Appendix V**)
- Construction Traffic Management Plan by ptc (**Appendix H**)
- Noise Impact Assessment by White Noise (**Appendix M**)
- Construction Waste Management Plan by Waste Audit (**Appendix U**)
- Erosion, sediment and dust control plans by WSP (**Appendix Q**)
- Arboricultural Assessment Report by TreeIQ (**Appendix EE**)
- Aboriginal Cultural Heritage Assessment by EcoLogical (**Appendix L**)
- Contamination Reports (DSI, HHRA, RAP, ASSMP and HMS) by JBS&G (**Appendix O**).

8.0 Conclusion

Sport is an integral part of the SGS School curriculum. SGS's Senior School cannot accommodate its sport program on SGS properties and relies on external facilities which are limited and logistically difficult to manage. This EIS describes and assesses a SSDA for the proposed Weigall Sports Complex on Neild Avenue at Rushcutters Bay which would help to consolidate SGS's sporting facilities in one location to improve child protection, supervision and transport. The proposal has considerable merit, as summarised below:

- The project proposes a high standard of architectural and landscape design
- The proposal has a built form that appropriately responds to the site conditions and context
- The proposal includes measures to minimise adverse impacts on residential amenity (overshadowing, views, privacy, noise, visual impact and light spill)
- The proposal has been designed to address site constraints and the project needs including tree protection, flooding, site contamination and acid sulfate soils, utilities, drainage and waste management
- The heritage impacts of the proposal are acceptable
- Traffic impacts from the proposal will be minor and acceptable
- Car parking (102 spaces) and drop-off/pick up facilities are proposed to meet the peak demand
- To promote ESD, a project-specific environmental framework has been formulated to guide and inform the design of the proposed SPEC (4 Star Green Star Equivalency as a minimum)
- Construction management measures will be adopted to minimise any potential adverse impacts of construction (in particular noise, vibration, traffic and parking)
- Community use of the Weigall Sports Complex by local schools and other organisations is proposed (rather than individuals) to manage SGS's duty of care to students and minimises potential environmental impacts associated with wider community use (for example traffic, on street parking demand and noise).

As set out in this EIS, the proposal will have minimal and reasonable environmental effects that can be effectively managed. It is therefore requested that the Minister for Planning and Public Spaces, his delegate or the Independent Planning Commission approve the proposed Weigall Sports Complex.

Appendix A

Secretary's Environmental Assessment Requirements (5 February 2020 and
amended 26 May 2020)

Appendix B

Capital Investment Value Report, by WTP Australia

Appendix C

Architectural Design Report, by AJ+C

Appendix D

Architectural Plans, by AJ+C

Appendix E

Environmental Risk Assessment, by RUP

Appendix F

Operational Management Plan, by SGS

Appendix G

Indicative Usage Profile for the Weigall Sports Complex, by SGS

Appendix H

Traffic Impact Assessment Traffic Impact Assessment, Green Travel Plan and
Construction Traffic Management Plan, by ptc

Appendix I

ESD Report, by Steensen Varming

Appendix J

Heritage Impact Assessment, by Paul Davis

Appendix K

Social Impact Assessment, by Chikarovski & Associates and RUP

Appendix L

Aboriginal Cultural Heritage Assessment (ACHA), by EcoLogical

Appendix M

Noise Impact Assessment, by White Noise

Appendix N

Lighting Design Report, by Steensen Varming

Appendix O

- Contamination Reports, by Douglas Partners and
- (a) Preliminary Site Investigation, by Douglas Partners
 - (b) Detailed Site Investigation, by JBS&G including a human health risk assessment
 - (c) Remediation action plan, by JBS&G (including a preliminary acid sulfate soil management plan and an Unexpected Finds Protocol)
 - (d) Hazardous Material Survey, by JBS&G

- (a) Preliminary Site Investigation, by Douglas Partners
- (b) Detailed Site Investigation, by JBS&G Australia Pty Ltd including a human health risk assessment
- (c) Remediation action plan, by JBS&G Australia Pty Ltd (including a preliminary acid sulfate soil management plan and an Unexpected Finds Protocol)
- (d) Hazardous Material Survey, by JBS&G Australia Pty Ltd

Appendix P

Infrastructure Management Plan - Electrical and Telecommunications, by Steensen
Varming

Appendix Q

Civil Engineering Plans and Report, by WSP

Appendix R

Flood Engineering Report, by Enstruct

Appendix S

Biodiversity Development Assessment Waiver Report, by Fraser Ecological

Appendix T

OEH BDAR Waiver (21 April 2020, amended on 14 July 2020)

Appendix U

Construction Waste Management Plan and Operational Waste Management Plan, by Waste Audit

Appendix V

Construction Management Plan, by ADCO

Appendix W

Section 10.7(2) and (5) Planning Certificates, Woollahra Council

Appendix X

Survey Plan, by Project Surveyors

Appendix Y

Visual Impact Assessment, by Urbis

Appendix Z

Landscape Plan, by Aspect

Appendix AA

Geotechnical Investigation, by Douglas Partners

Appendix BB

Structural Report, by Enstruct

Appendix CC

Access Design Assessment Report, by Design Confidence

Appendix DD

BCA Design Assessment Report, by Design Confidence

Appendix EE

Arboricultural Assessment Report, by TreeIQ

Appendix FF

Consultation Report, by Chikarovski & Associates

