

31 March 2022

Planning Secretary  
NSW Department of Planning and Environment

Sent by email to: Aditi Coomar [aditi.coomar@planning.nsw.gov.au](mailto:aditi.coomar@planning.nsw.gov.au)

**RE: Sydney Grammar School, Weigall Sports Complex: State Significant Development (SSD-10421):  
Response to Condition B1**

Dear Ms Coomar

**A. PRELIMINARIES**

This letter on the Sydney Grammar School Weigall Sports Complex (SSD-10421) is written on behalf of Sydney Grammar School. It responds to SSD-10421 Condition B1 which states:

**PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**Design Amendments**

- B1. Prior to the issue of any construction certificate, the design of Building 1 (Sports Complex building) must be amended and revised architectural plans and documentation demonstrating compliance with the condition must be submitted to, and approved by, the Planning Secretary. The revised design must modify the design of that part of Building 1 located directly opposite 8 Vialoux Avenue (i.e. the building component east of the Building 1 stair core/Multipurpose Hall 4 and including the area above the program pool) to reduce the view loss impact experienced by the north facing living rooms within apartments 1, 5, 8 and 12 at 8 Vialoux Avenue. The amendments to the design must comprise (unless otherwise agreed with the Planning Secretary) the following:
- (a) relocate the floor plate of the portion of Level 1 accommodating Multi-Purpose Sports Hall 2, further northward by **4m**, to increase the setback of this part of Building 1 to the southern boundary;
  - (b) relocate the floor plate of the portion of Level 2 accommodating Multi-Purpose Sports Hall 3 further northward by **3m**, to increase the setback of this part of Building 1 to the southern boundary;
  - (c) relocate the floor plates of Levels 1 and 2 accommodating the Multi-Purpose Sports Hall 2 and 3 further northward (i.e. section of Building 1 to the east of the stair core) such that the northern wall of this part of the building is located above the ground floor outdoor circulation space and bleacher seating (along the northern edge of Building 1 facing towards the existing sports grounds); and
  - (d) include non-trafficable areas (except for maintenance purposes) and provide roof-top planting along the southern edge of the roofs created from the relocation of the floor plates of Levels 1 and 2 further northward (i.e. the 4m and 3m wide roof areas on Levels 1 and 2 respectively, facing the apartments on 8 Vialoux Avenue).

The following plans and information illustrate the proposed design amendments:

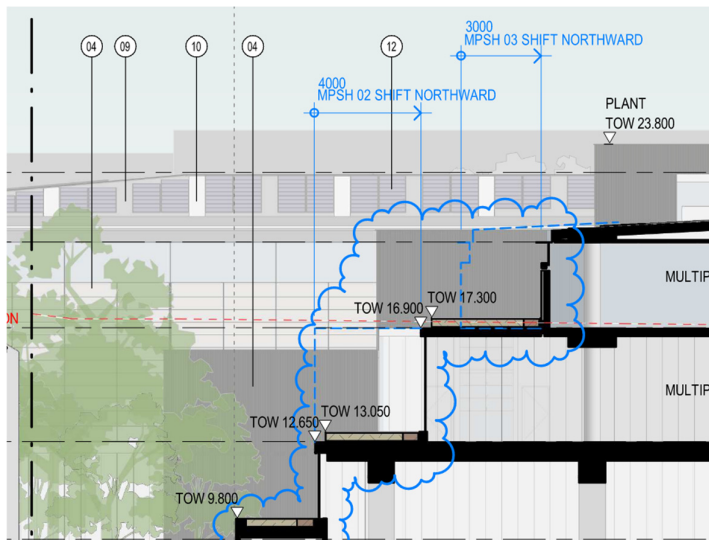
1. Amended Architectural Plans prepared by Allen Jack + Cottier (**AJ+C**) all dated 29/03/2022 which show the proposed design amendments in blue clouds:
  - A2100\_E Building 01 Sports Facilities Building General Arrangement Plan
  - A2101\_E Building 01 Sports Facilities Building General Arrangement Plan Ground
  - A2102\_E Building 01 Sports Facilities Building General Arrangement Plan Mezzanine
  - A2103\_E Building 01 Sports Facilities Building General Arrangement Plan First
  - A2104\_E Building 01 Sports Facilities Building General Arrangement Plan Second
  - A2105\_E Building 01 Sports Facilities Building General Arrangement Plan Roof
  - A3100\_E Building 01 Sports Facilities Building Elevations North and South
  - A3100\_E Building 01 Sports Facilities Building Elevations East and West
  - A3200\_E Building 01 Sports Facilities Building Sections 01 and 02.

2. Response to Condition B1 Comparison (Sheets 1 to 8), prepared by AJ+C (submitted for information only).
3. Amended Landscape Design Report (Issue B 29.03.2022) and the following Amended Landscape Plans prepared by Aspect Studio (29.03.2022) which show the proposed design amendments in blue clouds:
  - INSERT PLANS
  - SYD20015\_DA-001\_B Landscape Plan
  - SYD20015\_DA-002\_B General Arrangement Plan - Building 01 - Sports Facilities Building
  - SYD20015\_DA-003\_B General Arrangement Plan - Building 02 - Car Park
  - SYD20015\_DA-004\_B Sections
  - SYD20015\_DA-005\_B Elevations
  - SYD20015\_DA-006\_B Deep Soil
  - SYD20015\_DA-007\_B Tree Canopy Coverage
  - SYD20015\_DA-008\_B Planting Strategy Plan
  - SYD20015\_DA-009\_B Existing Tree Plan
  - SYD20015\_DA-010\_B Existing & Proposed Trees Summary
  - SYD20015\_DA-011\_B Planting Palette
  - SYD20015\_DA-012\_B Planting Palette
  - SYD20015\_DA-012.1\_A
  - SYD20015\_DA-013\_B Planting Schedule.

## B. DESIGN AMENDMENTS

The Amended Architectural and Landscape Plans illustrate the following Building 1 design amendments to satisfy Condition B1:

1. Level 1, Multipurpose Sports Hall 2 (see **Figure 1**):
  - Relocated **4m** northward to increase the southern boundary setback
  - Non-trafficable landscaped terrace to the new setback area
2. Level 2, Multipurpose Sports Hall 3 (see **Figure 1**):
  - Relocated **3m** northward to increase the southern boundary setback
  - Non-trafficable landscaped terrace to the new setback area



**Figure 1: Southern boundary setback design amendment to address Condition B1**

3. The northern wall of Multipurpose Sports Hall 2 and 3 (being the section of Building 1 east of the stair core) is relocated to align with the balcony to Levels 1 and 2 east of the stair core
4. Roof Plan is reduced to reflect the Level 1 and 2 southern boundary setback (Design Amendments 1, 2 and 3). The northern section of the Roof Plan does not change
5. Refinement of the central entry area and stair core design to inset them into the building to break up the eastern and western wings and reduce the scale of the Northern Elevation
6. Redistribution of the approved plan area as Design Amendment 5 reduced the area of plant on the Mezzanine Level (-40.9m<sup>2</sup>), necessitating a similar increase to the area of plant at the Basement Level (+36.35m<sup>2</sup>). The additional Basement Level plant is beneath the Building 1 footprint and will not alter the envelope/external appearance of Building 1 or the approved landscape design. The design amendments result in a small overall reduction in the total plant area (-4.55m<sup>2</sup>), as summarised in **Table 1**.

**Table 1: Design Amendment – Plant area (Source: AJ+C)**

Area of Plan	Approved SSD Revision C	Condition B1 Design Amendment Revision E	Proposed change
Mezzanine Plant (m <sup>2</sup> )	211.46	170.56	-40.9
Basement Plant (m <sup>2</sup> )	271.85	308.2	36.35
<b>Total (m<sup>2</sup>)</b>	<b>483.31</b>	<b>478.76</b>	<b>-4.55</b>

7. The spacing of concrete blades and the external stair to the Eastern Elevation facing Vialoux Avenue has been adjusted in response to Design Amendments 1, 2 and 3.
8. Amendment of the Landscape Plans to show Non Trafficable Extensive Green Roofs to the new Building 1 setback terraces adjoining the southern site boundary and minor landscape refinements to reflect the Condition B1 Design Amendments. There is a very minor change to the deep soil area (-41m<sup>2</sup>), as summarised in **Table 2**.

**Table 2: Design Amendment – Deep soil (Source: Aspect)**

Deep Soil	Approved SSD SYD20015_DA-006_A	Condition B1 Design Amendment SYD20015_DA-006_B	Proposed change
Area (m <sup>2</sup> )	3,884	3,843	-41
% of SSD site (9,955m <sup>2</sup> )	39%	38.6%	-0.4%

Please do not hesitate to contact the undersigned with any questions or comments on the proposed Condition B1 design amendments.

Yours sincerely



Sandra Robinson BTP (Hons) PIA Registered Planner Plus (EIA)  
Director

