

SYDNEY GRAMMAR SCHOOL



# Weigall Sports Complex



# Weigall Sports Complex

## Attendees

### Commissioners:

Peter Duncan AM

Professor Richard Mackay AM

### Panel Chair

### Office of the IPC:

Lindsey Blecher

Jane Anderson

Phoebe Jarvis

Senior Planning Officer

Senior Planning Officer

Senior Planning Officer

### Applicant:

Dr Richard Malpass

Sandra Robinson

Tina Tang

Jane Lloyd

Michael Heenan

Lee Collard

Anthony Di Cristo

Kate Luckraft

Jane Maze-Riley

Andrew Morse

Paul Davies

Headmaster – Sydney Grammar School

Director – Robinson Urban Planning

Director – Jattca Property

Project Team Member – Jattca Property

Director & CEO – Allen Jack+Cottier Architects

Studio Lead – Allen Jack+Cottier Architects

Project Lead – Allen Jack+Cottier Architects

Studio Director – Aspect Studios

Associate Director – Urbis

Managing Director – PTC Consultants

Paul Davies Architects Heritage Consultants

SYDNEY GRAMMAR SCHOOL







### MASTERPLAN OF THE SITE

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



### MINIMAL IMPACT AND MAXIMISE OPPORTUNITIES

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



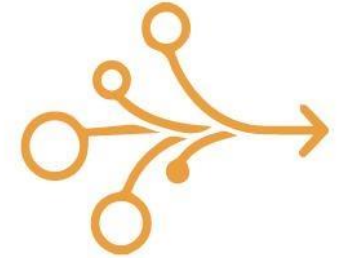
### THE WHOLE CHILD

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



### AN EXEMPLAR BUILDING

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



### CONSOLIDATION OF FACILITIES

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

## the brief

- Main indoor training pool for swimming and water polo
- Programme pool
- Indoor basketball /volleyball courts (3 no.)
- Flexible multi purpose spaces for taekwondo, fencing, gym & cardio
- Administration offices and supporting services
- Changing facilities
- Spectator viewing and seating areas
- Parking provision (102 cars)
- Retain existing playing field capacity





SITE













VIEW FROM WEIGALL 3





### SITE OPPORTUNITIES



KEY

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



SITE CHALLENGES



PMF Maximum Depth (m AHD)

- Site boundary
- Extend of 2D SOBEK Model
- 0 - 0.3
- 0.3 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- > 1.5
- Indicative minimum floor level as per Enstruct Flood Report revision 01







EXISTING KEY SITE USES - WINTER ACTIVITIES





EXISTING KEY SITE USES – SUMMER ACTIVITIES





EXISTING KEY SITE USES – SUMMER AND WINTER ACTIVITIES





EXISTING KEY SITE USES – SUMMER AND WINTER ACTIVITIES



PREFERRED OPTION  
OPTION 1



OPTION 2

does not achieve design principles  
to a level to proceed



OPTION 3

does not achieve design principles  
to a level to proceed



OPTION 4

does not achieve design principles  
to a level to proceed



OPTION 5

does not achieve design principles  
to a level to proceed

## SITING OPTIONS ANALYSIS





**PREFERRED OPTION  
OPTION 1**

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	4
Minimises impact to trees	3
Sub Total	7
Least flood effected	8
Least impact to playing fields	9
Maximises northern orientation and aspect to playing fields	10
Minimises view impacts	
South of Site	1
West of Site	5
Sub Total	6
Minimises overshadowing impacts	5
Site coverage and land cost	8
Building cost	8

79/100

**OPTION 2**

Footprint can accommodate the brief	8
Built form can respond to the surrounding built context	2
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	3
Minimises impact to trees	4
Sub Total	7
Least flood effected	7
Least impact to playing fields	1
Maximises northern orientation and aspect to playing fields	5
Minimises view impacts	
South of Site	3
West of Site	5
Sub Total	8
Minimises overshadowing impacts	2
Site coverage and land cost	8
Building cost	8

56/100

**Key Issues**

High impact to Valley Floor and reduction in quality of open space  
Proximity to low scale single dwelling residential buildings located adjacent southern boundary  
Loss of cricket oval and 400m running track

does not achieve design principles to a level to proceed

**OPTION 3**

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	1
Minimises impact to trees	1
Sub Total	2
Least flood effected	5
Least impact to playing fields	5
Maximises northern orientation and aspect to playing fields	2
Minimises view impacts	
South of Site	2
West of Site	3
Sub Total	5
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	10

57/100

**Key Issues**

Moderately flood effected  
High impact to Valley Floor and reduction in quality of open space  
Potential loss of significant existing trees along Neild avenue

does not achieve design principles to a level to proceed

**OPTION 4**

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	7
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	5
Minimises impact to trees	2
Sub Total	7
Least flood effected	1
Least impact to playing fields	8
Maximises northern orientation and aspect to playing fields	3
Minimises view impacts	
South of Site	5
West of Site	5
Sub Total	10
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	1

57/100

**Key Issues**

Severely flood effected  
Location of existing high voltage line servicing railway  
Relocation of football field and cricket oval to roof of proposed building  
Constrained pedestrian and vehicular access

does not achieve design principles to a level to proceed

**OPTION 5**

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	9
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	1
Minimises impact to trees	1
Sub Total	2
Least flood effected	4
Least impact to playing fields	1
Maximises northern orientation and aspect to playing fields	2
Minimises view impacts	
South of Site	3
West of Site	2
Sub Total	5
Minimises overshadowing impacts	9
Site coverage and land cost	2
Building cost	10

54/100

**Key Issues**

Highly flood effected  
High impact to Valley Floor and reduction in quality of open space  
Potential loss of significant existing trees along Neild avenue  
Loss of rugby field, cricket oval and 400m running track

does not achieve design principles to a level to proceed

**SITING OPTIONS ANALYSIS**





SITING OPTION 4 KEY ISSUES & CONSTRAINTS





INDICATIVE STRUCTURE PLAN





DECEMBER 2019 – SITE PLAN









10 group meetings



1000 letterboxes

387 interactions with 111 individuals



23 survey responses



311 e-mails



24 face to face meetings with individuals



42 phone calls





DECEMBER 2019 – SITE PLAN





POST CONSULTATION SITE PLAN

INDICATIVE ONLY





VIEW LOOKING SOUTH ALONG NEILD AVENUE





VIEW OF BUILDING 1 LOOKING SOUTH ALONG NEILD AVENUE





VIEW LOOKING SOUTH EAST OF BUILDING 1 AND 2 FROM WEIGALL 3





VIEW LOOKING SOUTH OF BUILDING 1 FROM WEIGALL 3





VIEW LOOKING SOUTH WEST OF BUILDING 1 FROM WEIGALL 3





VIEW LOOKING NORTH WEST ALONG VIALOUX AVENUE





VIEW LOOKING NORTH WEST ALONG VIALOUX AVENUE





8 VIALOUX AVENUE

MULTI PURPOSE HALL 03

MULTI PURPOSE HALL 02

PROGRAMME POOL

PLANT

HALL 04

DRY CHANGE

ENTRY/  
WET CHANGE

MULTI PURPOSE SPORTS HALL 01  
AND DECK

MAIN POOL AND VERANDA

ENTRY FROM NEILD AVENUE

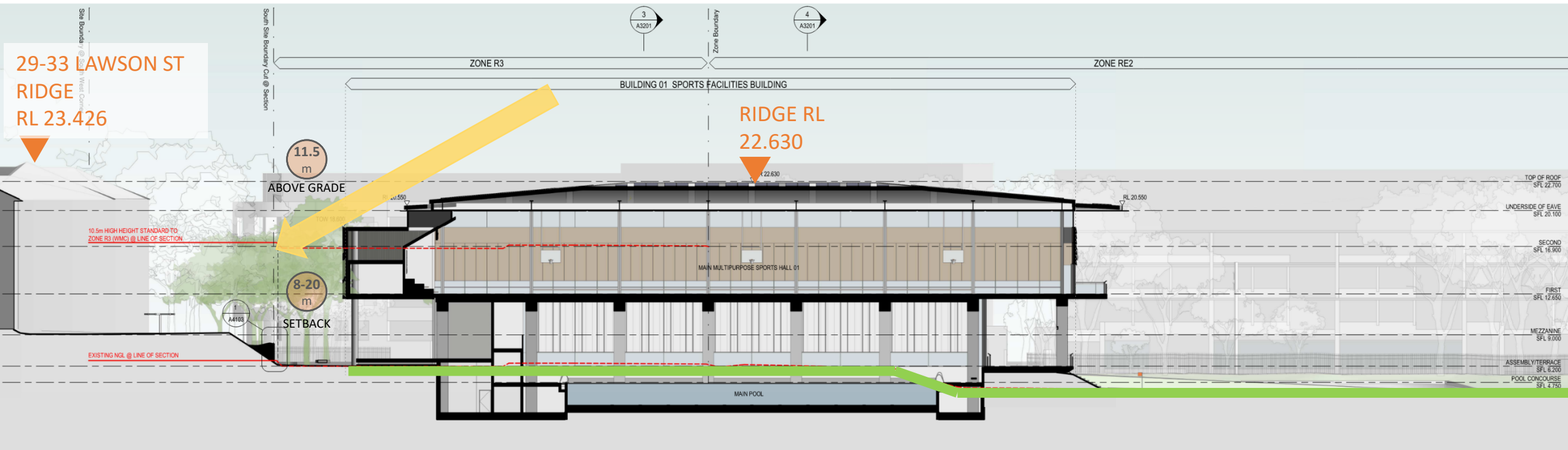
VIEW OF SPORTS FACILITIES BUILDING LOOKING SOUTH FROM PLAYING FIELDS





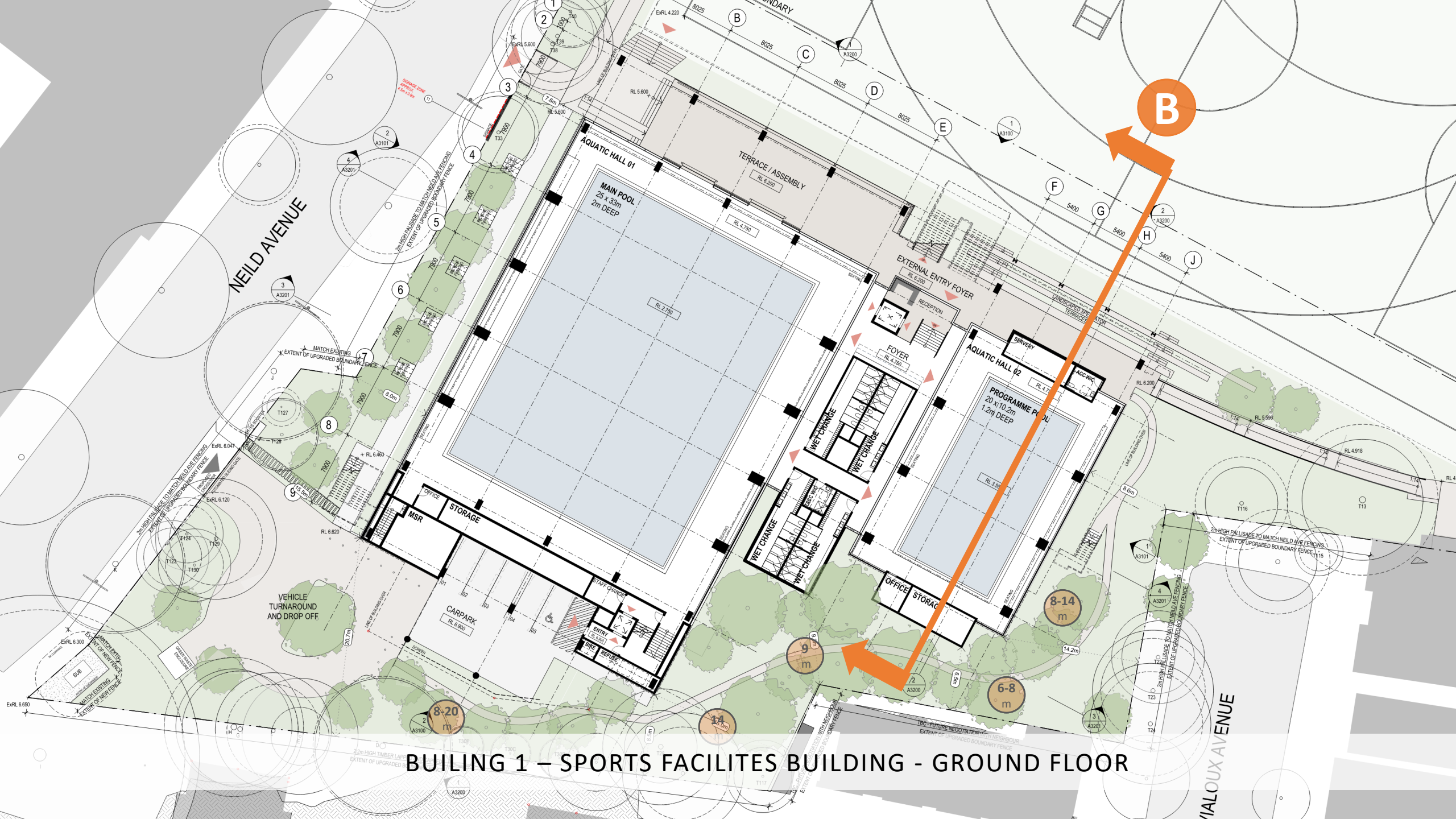
**BUILDING 1 – SPORTS FACILITIES BUILDING - GROUND FLOOR**





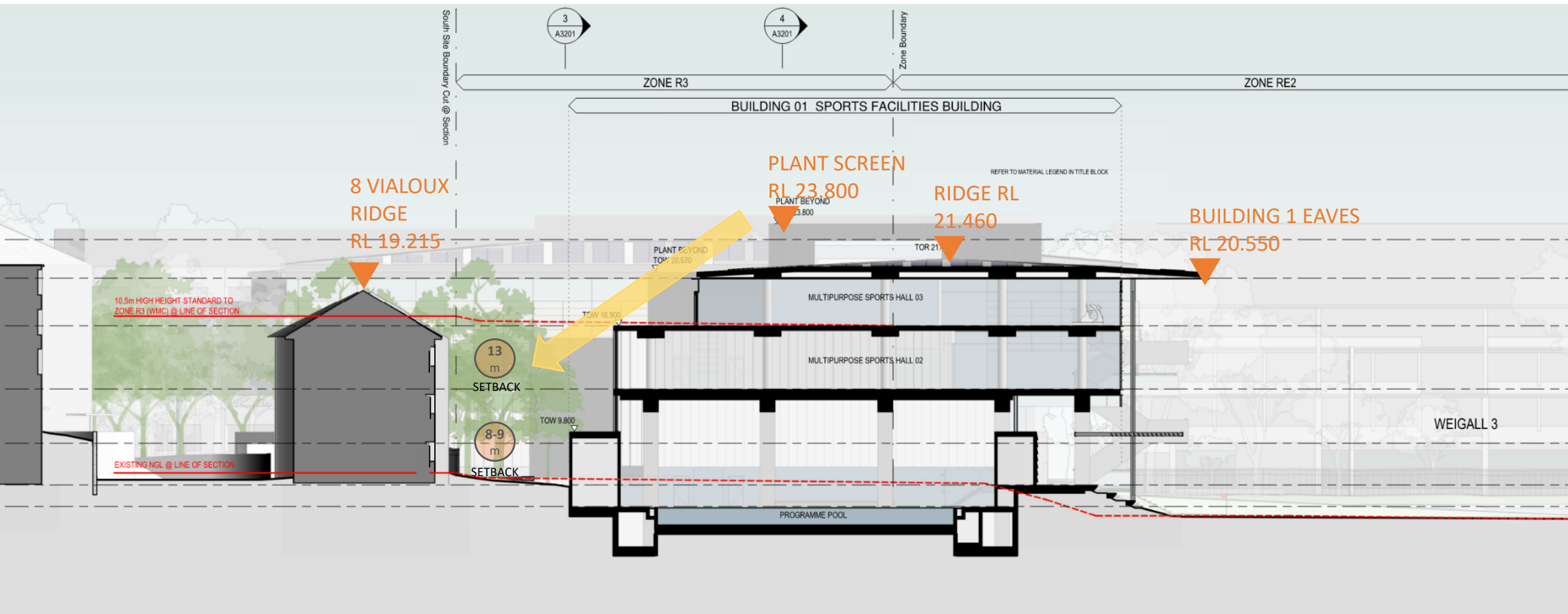
**BUILDING 1 – SPORTS FACILITES BUILDING - SECTION A**





**BUILDING 1 – SPORTS FACILITES BUILDING - GROUND FLOOR**





BUILDING 1 – SPORTS FACILITIES BUILDING - SECTION B





NEILD AVENUE

VALLOUX AVENUE

**BUILDING 1 – SPORTS FACILITES BUILDING - GROUND FLOOR**

AQUATIC HALL 01

MAIN POOL  
25 x 33m  
2m DEEP

TERRACE / ASSEMBLY

EXTERNAL ENTRY FOYER  
RECEPTION

FOYER

AQUATIC HALL 02  
PROGRAMME POOL  
20 x 10.2m  
1.2m DEEP

MSR

STORAGE

STAFF CHANGE

ENTRY

REFUSE

OFFICE STORAGE

WET CHANGE

WET CHANGE

WET CHANGE

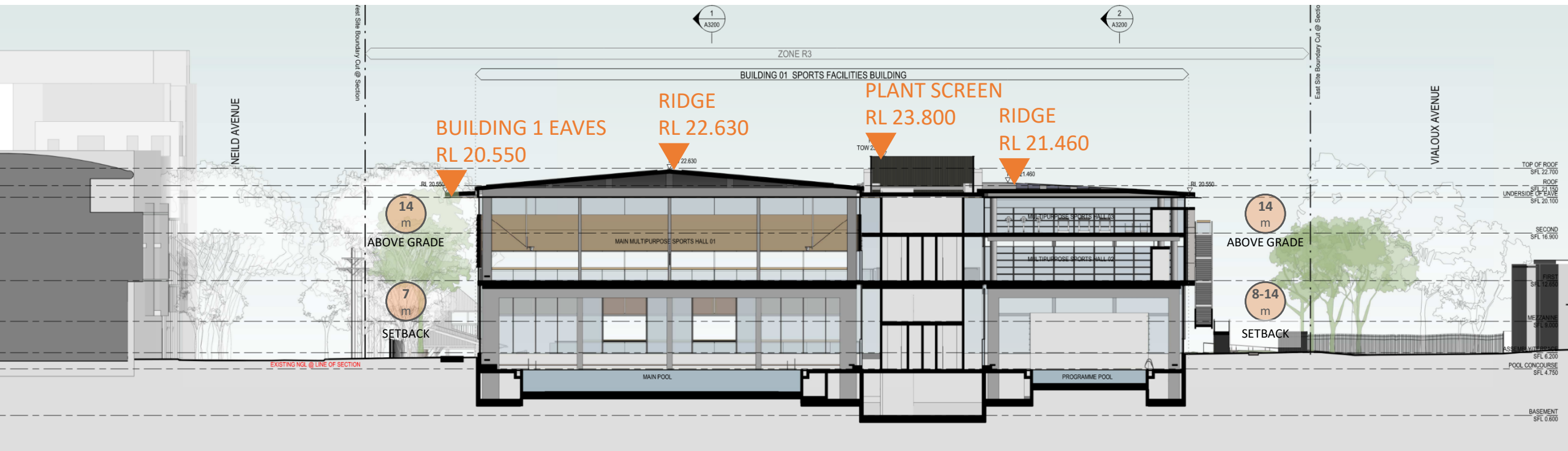
WET CHANGE

VEHICLE TURNAROUND AND DROP OFF

CARPARK

C





**BUILDING 1 – SPORTS FACILITES BUILDING - SECTION C**



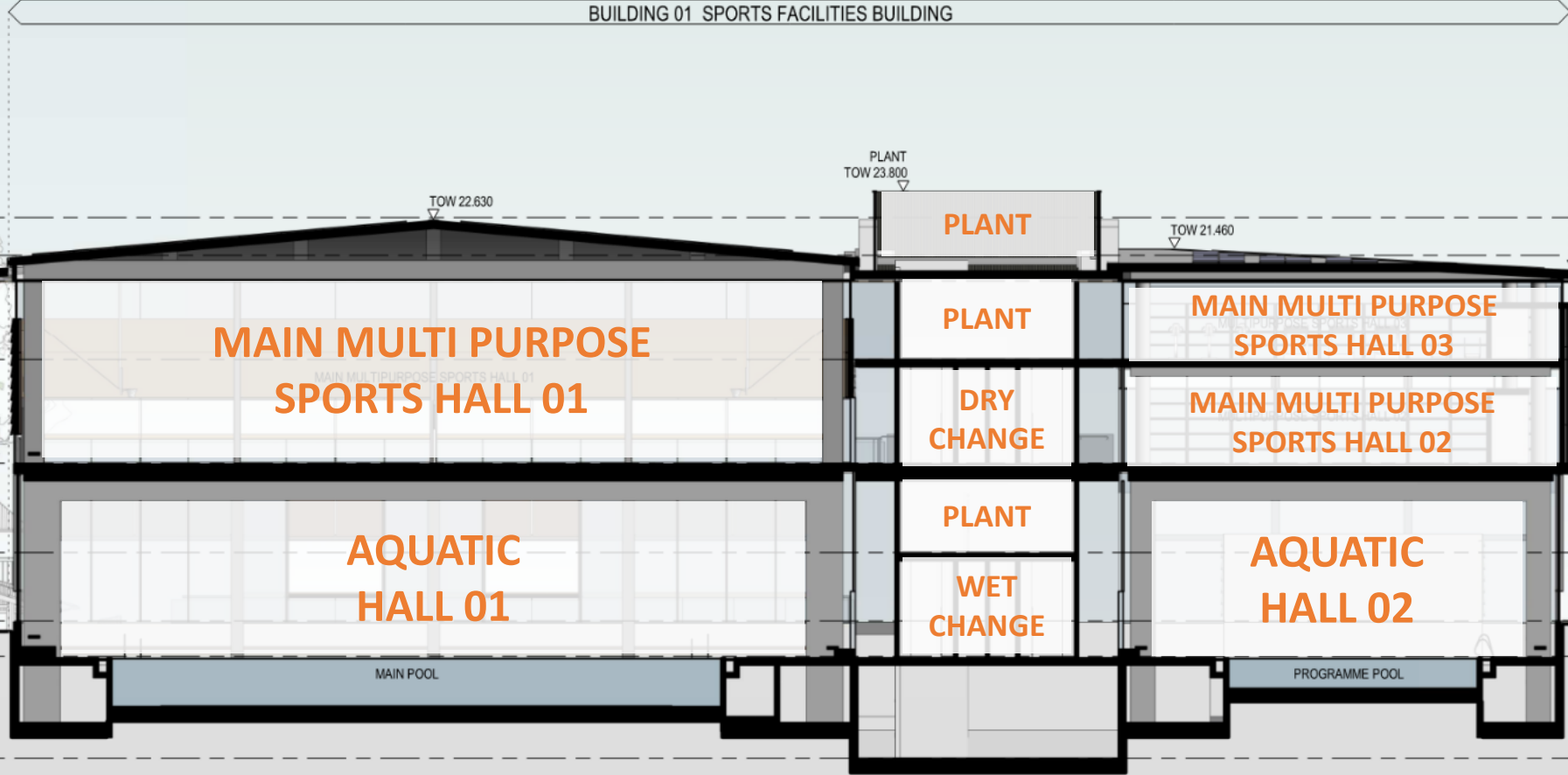
West Site Boundary Cut @ Section

East Site Boundary Cut @ Section

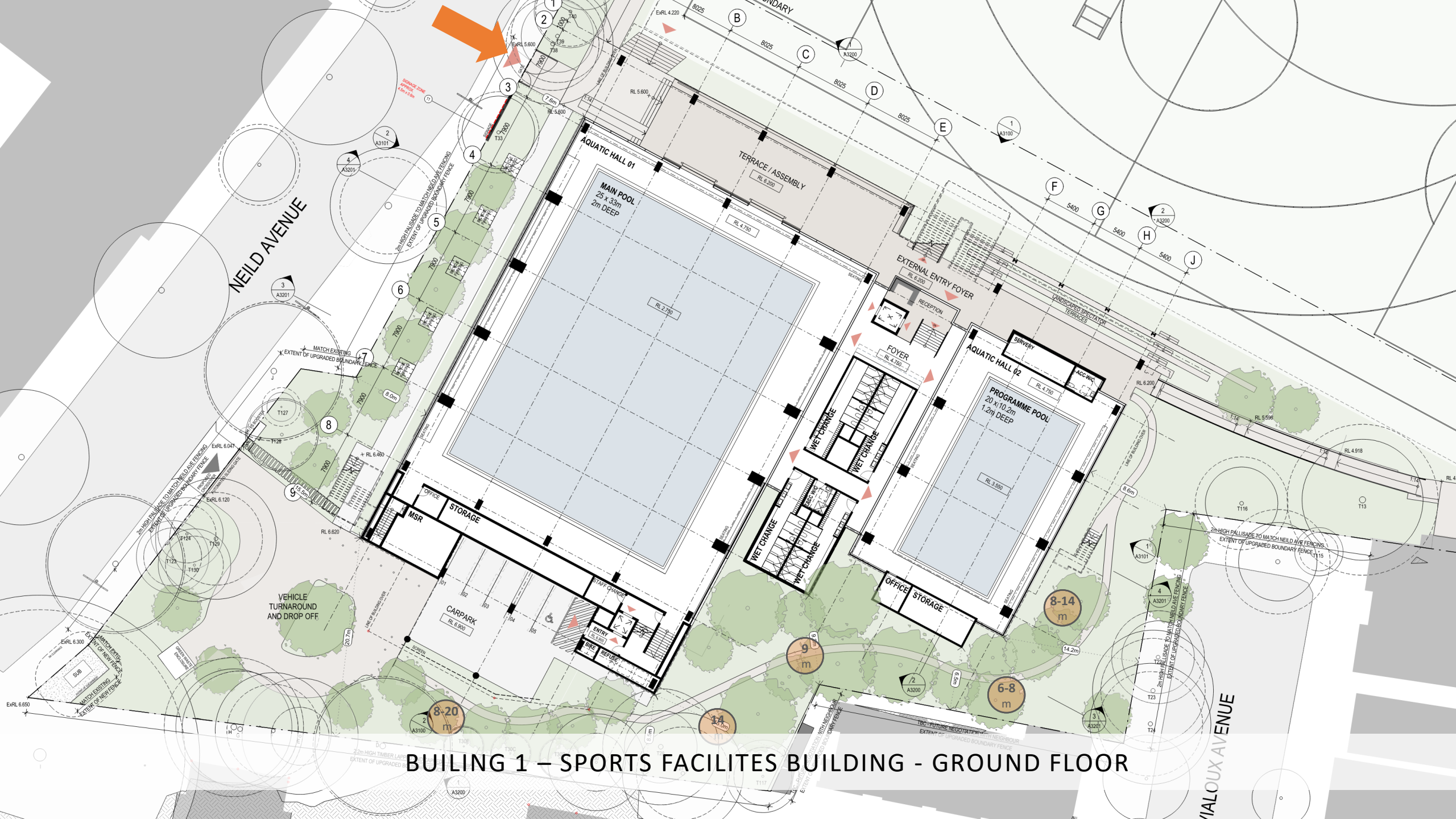


ZONE R3

BUILDING 01 SPORTS FACILITIES BUILDING







**BUILDING 1 – SPORTS FACILITIES BUILDING - GROUND FLOOR**





VIEW OF BUILDING 1 ENTRY FROM NEILD AVENUE





**BUILDING 1 – SPORTS FACILITES BUILDING - GROUND FLOOR**





VIEW FROM TERRACE



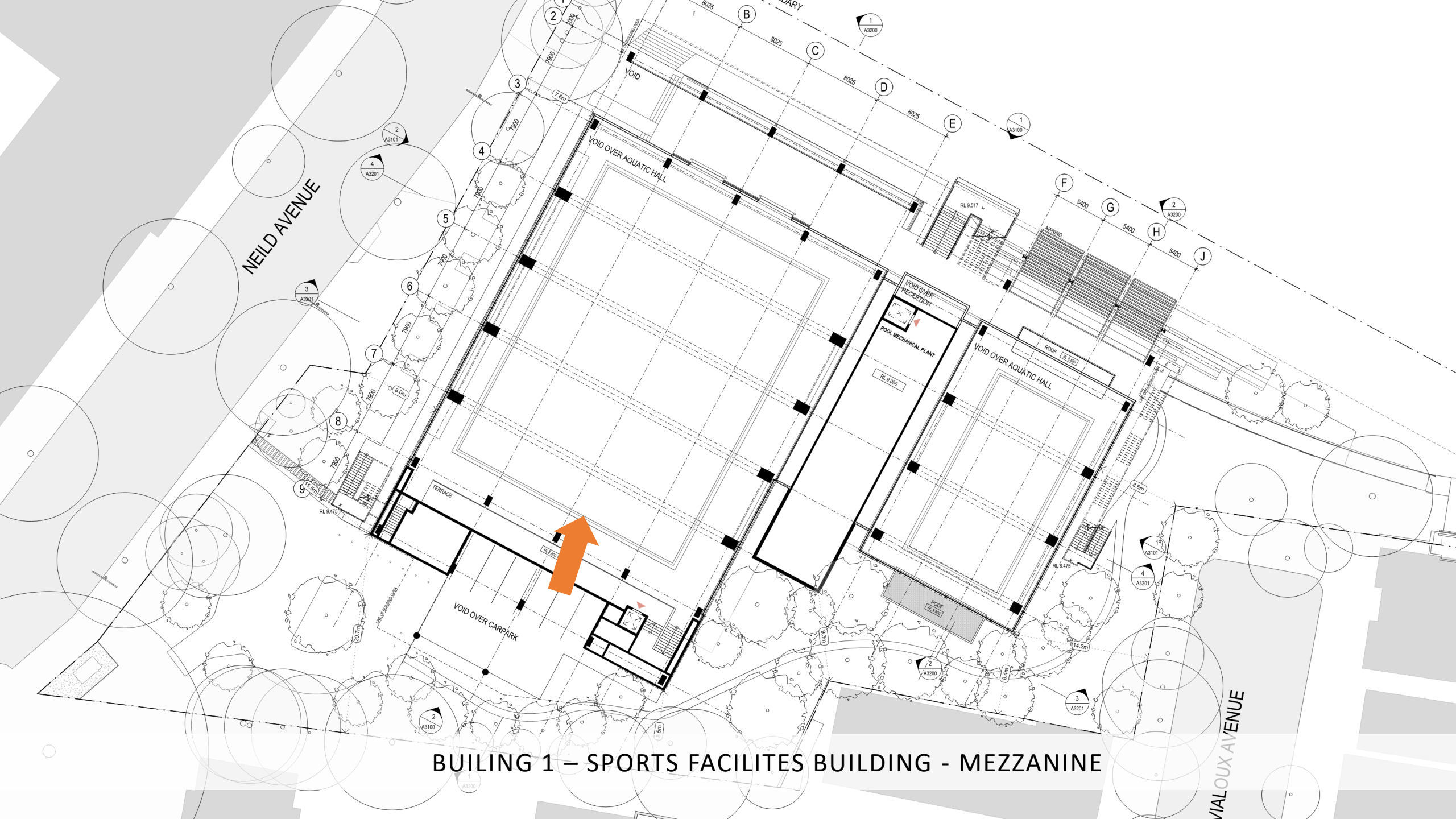


**BUILDING 1 – SPORTS FACILITIES BUILDING - GROUND FLOOR**



AQUATIC HALL 01





BUILDING 1 – SPORTS FACILITES BUILDING - MEZZANINE



AQUATIC HALL 01 – VIEW FROM TERRACE



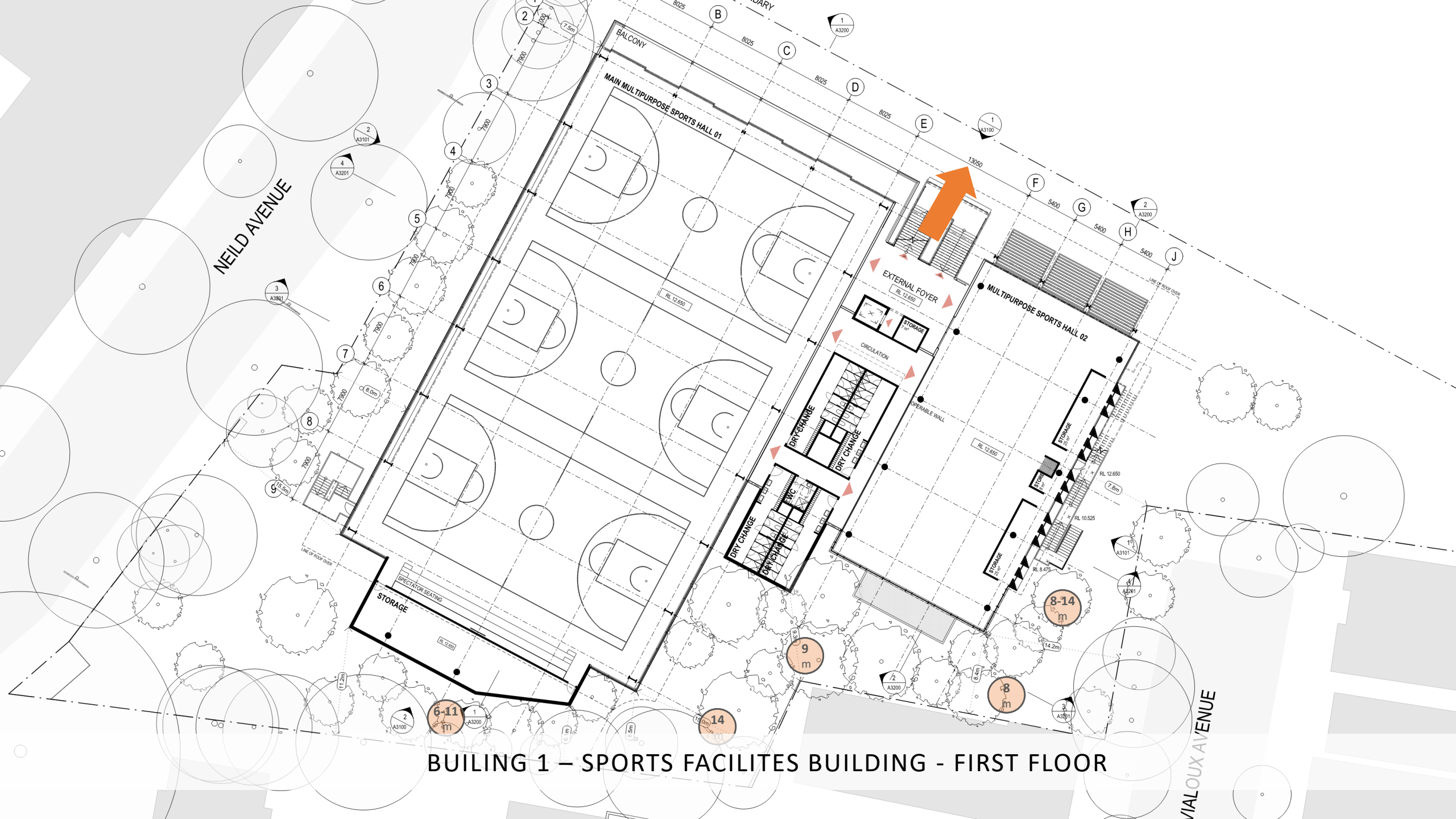


**BUILDING 1 – SPORTS FACILITES BUILDING - GROUND FLOOR**



AQUATIC HALL 02 - PROGRAMME POOL



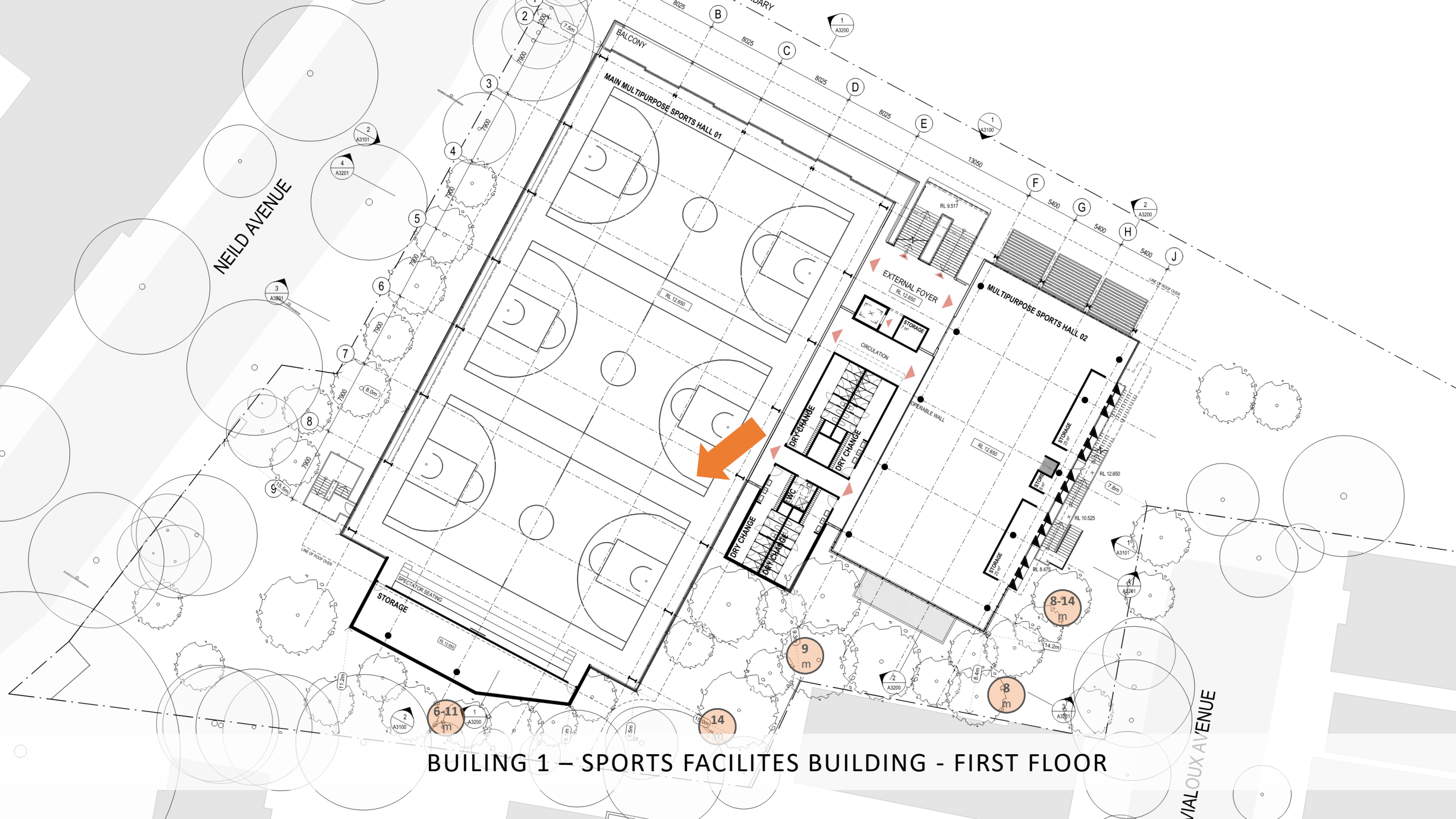


**BUILDING 1 – SPORTS FACILITES BUILDING - FIRST FLOOR**



VIEW FROM STAIRS





NEILD AVENUE

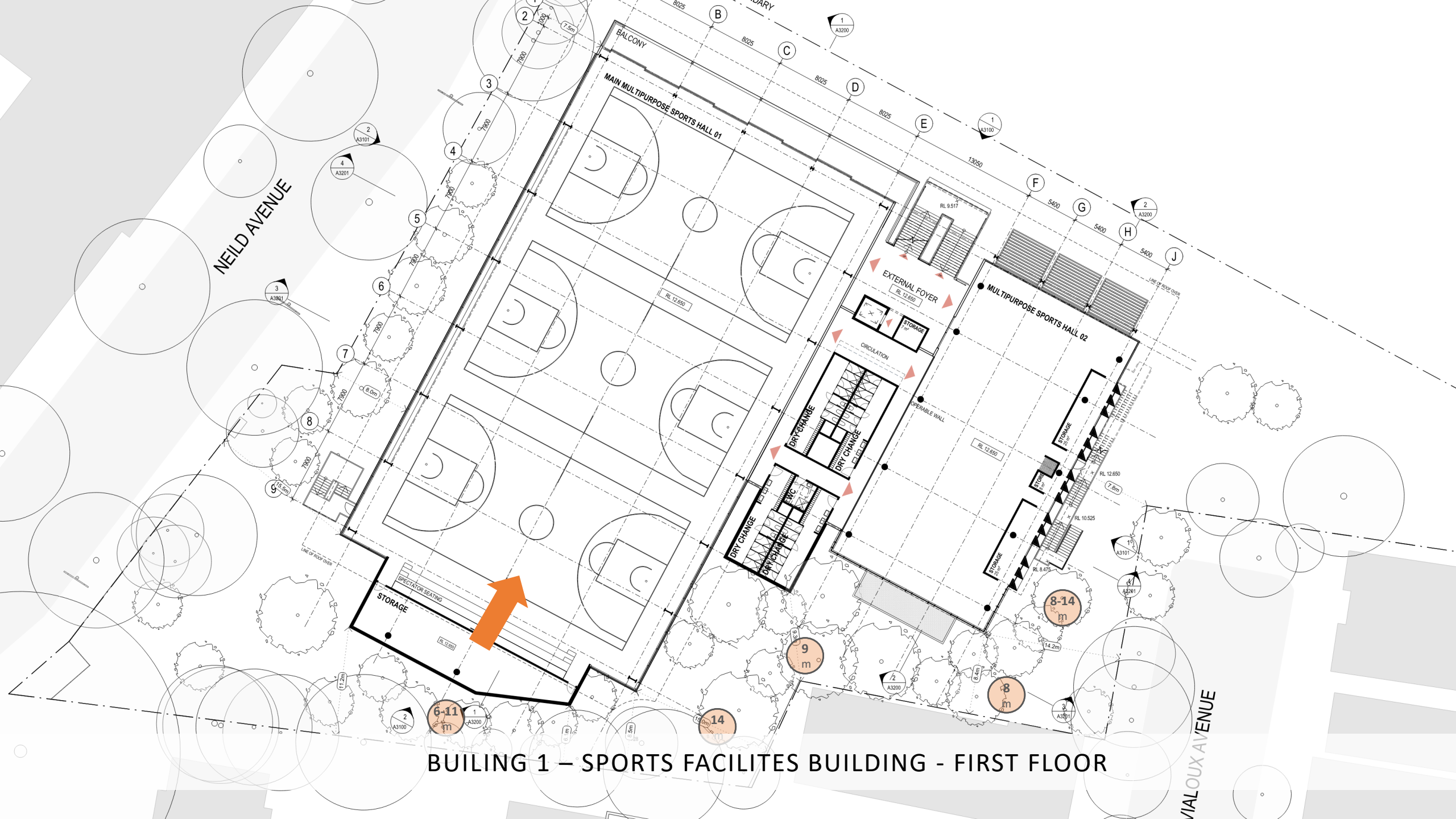
MALOUX AVENUE

BUILDING 1 – SPORTS FACILITES BUILDING - FIRST FLOOR



MAIN MULTIPURPOSE HALL 01 - SPECTATOR SEATING





NEILD AVENUE

MALOUX AVENUE

BUILDING 1 – SPORTS FACILITES BUILDING - FIRST FLOOR



MAIN MULTIPURPOSE HALL 01



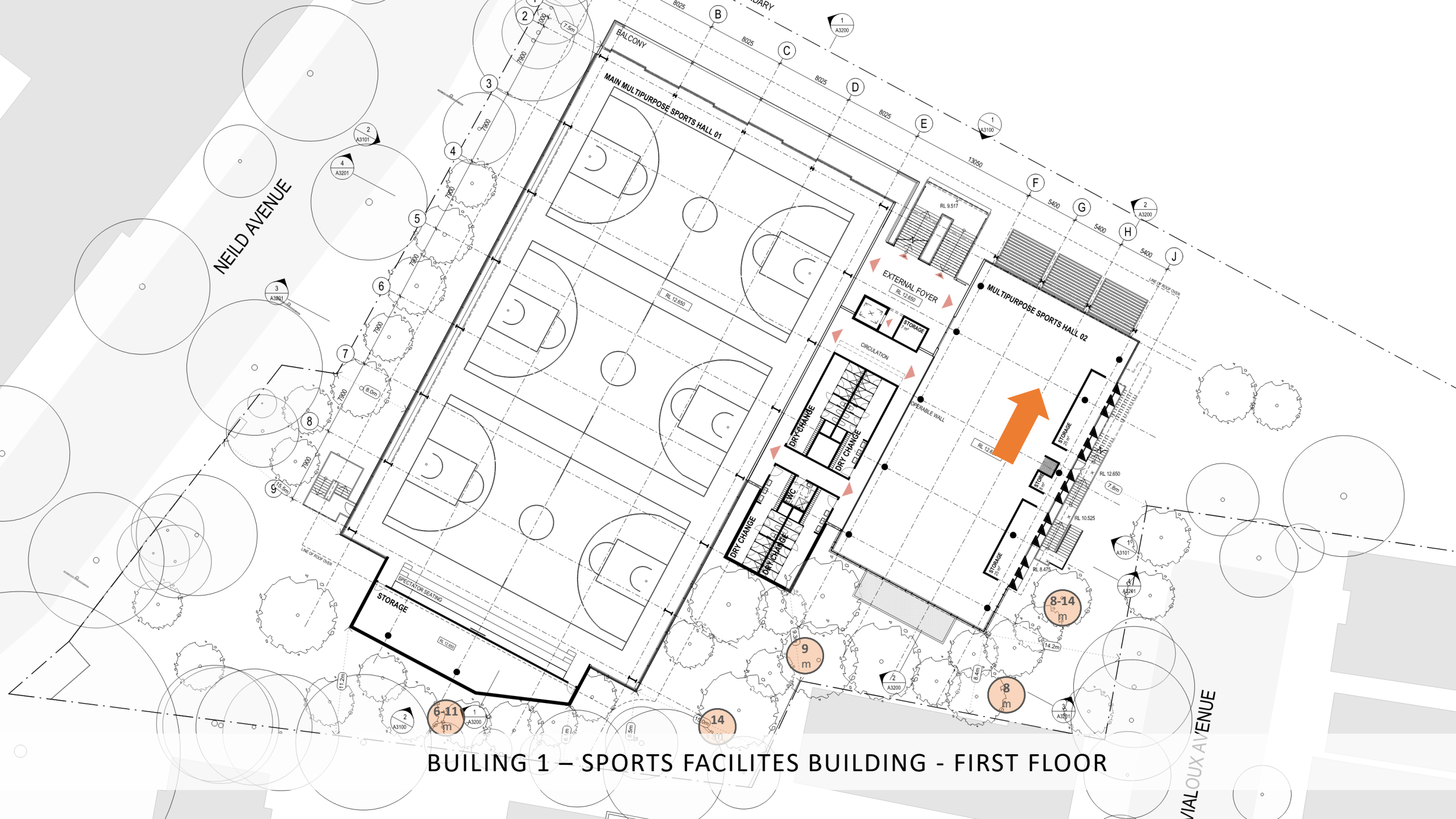
MAIN MULTIPURPOSE HALL 01





JUDITH POOLE SPORTS HALL, ABBOTSLEIGH SCHOOL – AJ+C





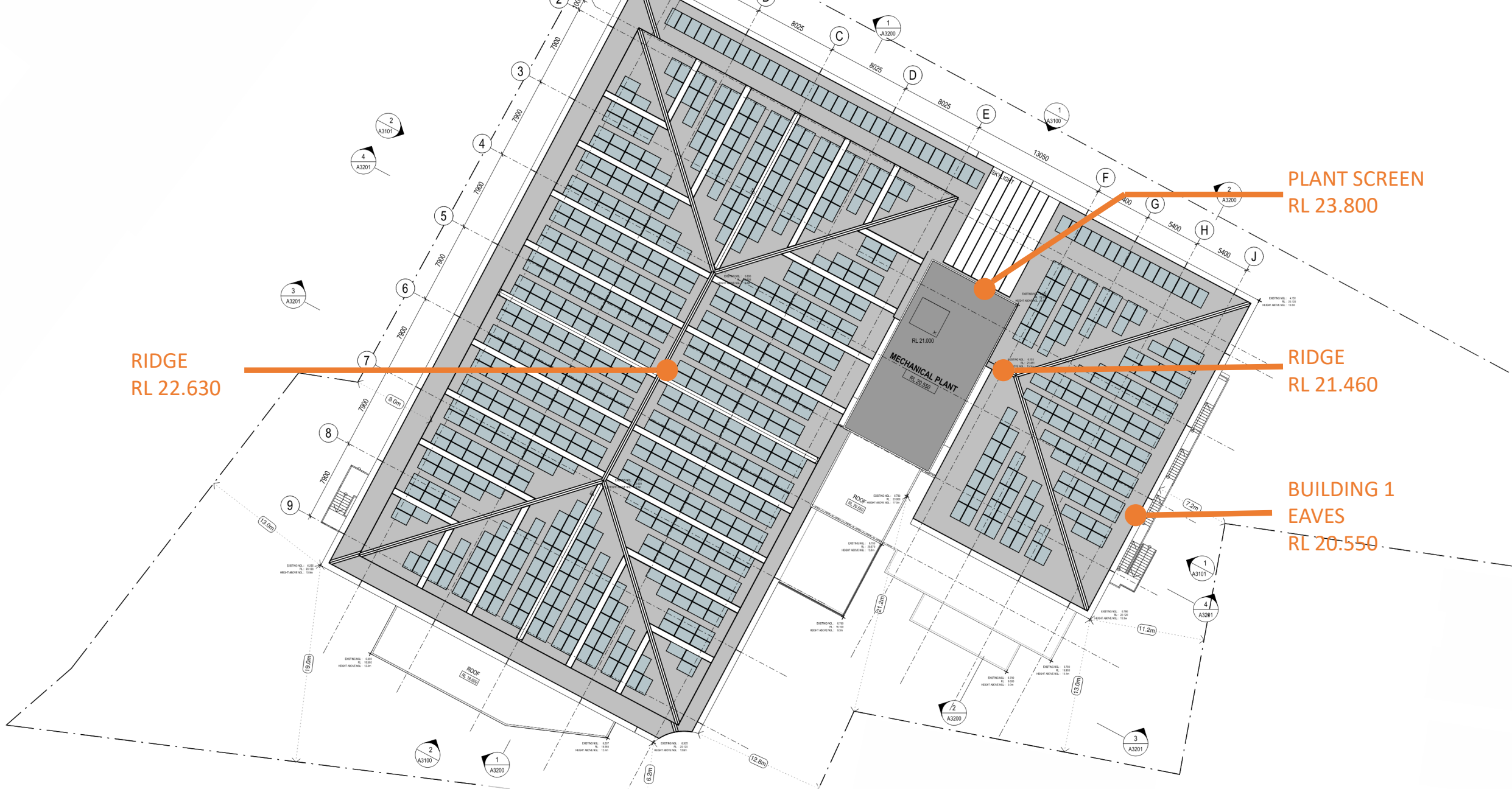
**BUILDING 1 – SPORTS FACILITES BUILDING - FIRST FLOOR**





MULTIPURPOSE SPORTS HALL 02





RIDGE  
RL 22.630

PLANT SCREEN  
RL 23.800

RIDGE  
RL 21.460

BUILDING 1  
EAVES  
RL 20.550

MECHANICAL PLANT  
RL 20.350

BUILDING 1 – SPORTS FACILITES BUILDING - ROOF





VIEW LOOKING SOUTH OF BUILDING 1 FROM WEIGALL 3





DECEMBER 2019 - SITE PLAN





SSDA SITE PLAN







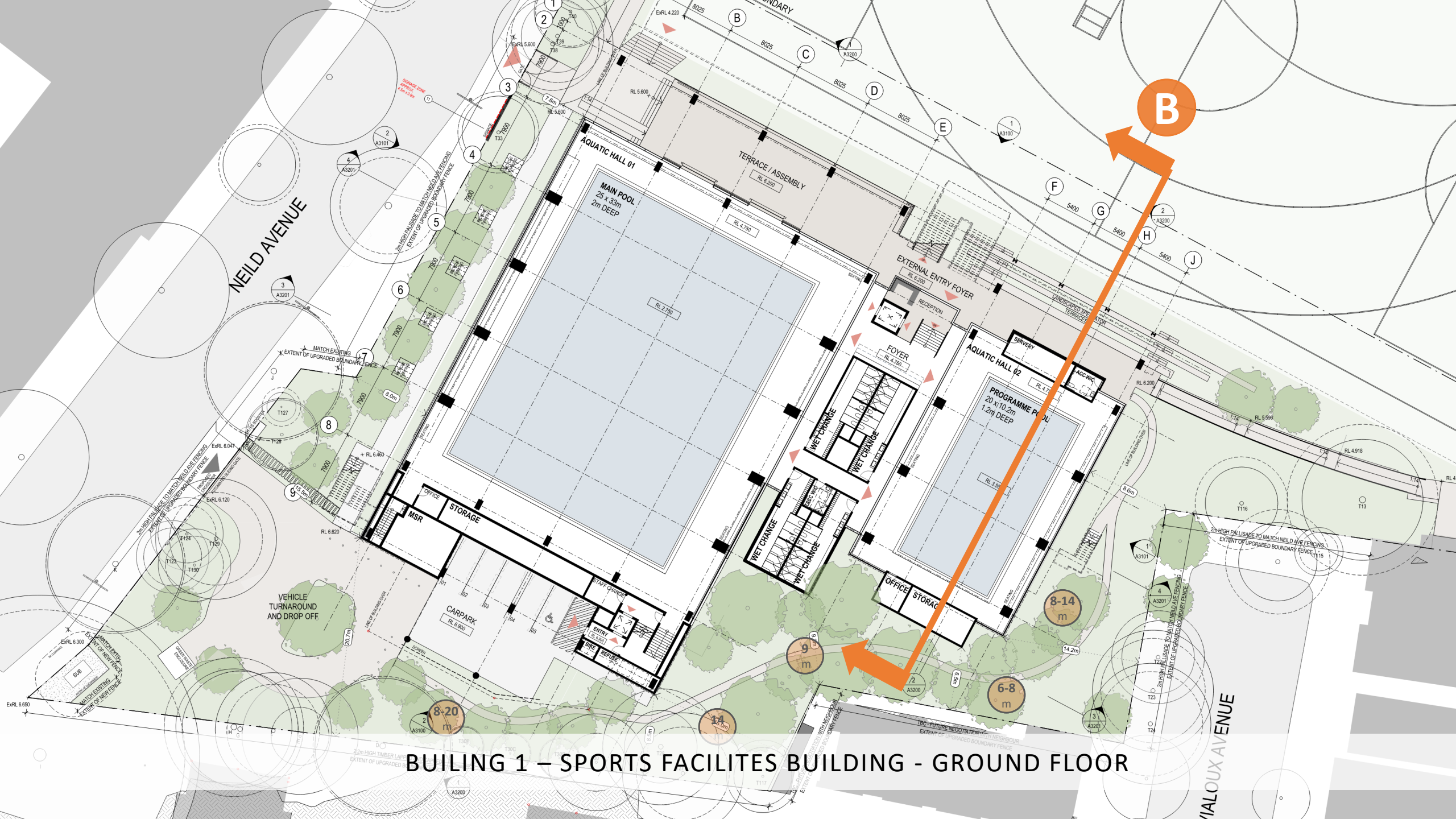
**KEY**

ADG Visual Privacy Distance required

- h** Habitable
- nh** Non-Habitable
- b** Blank Wall Condition
- Extent of blank wall
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no./Building level

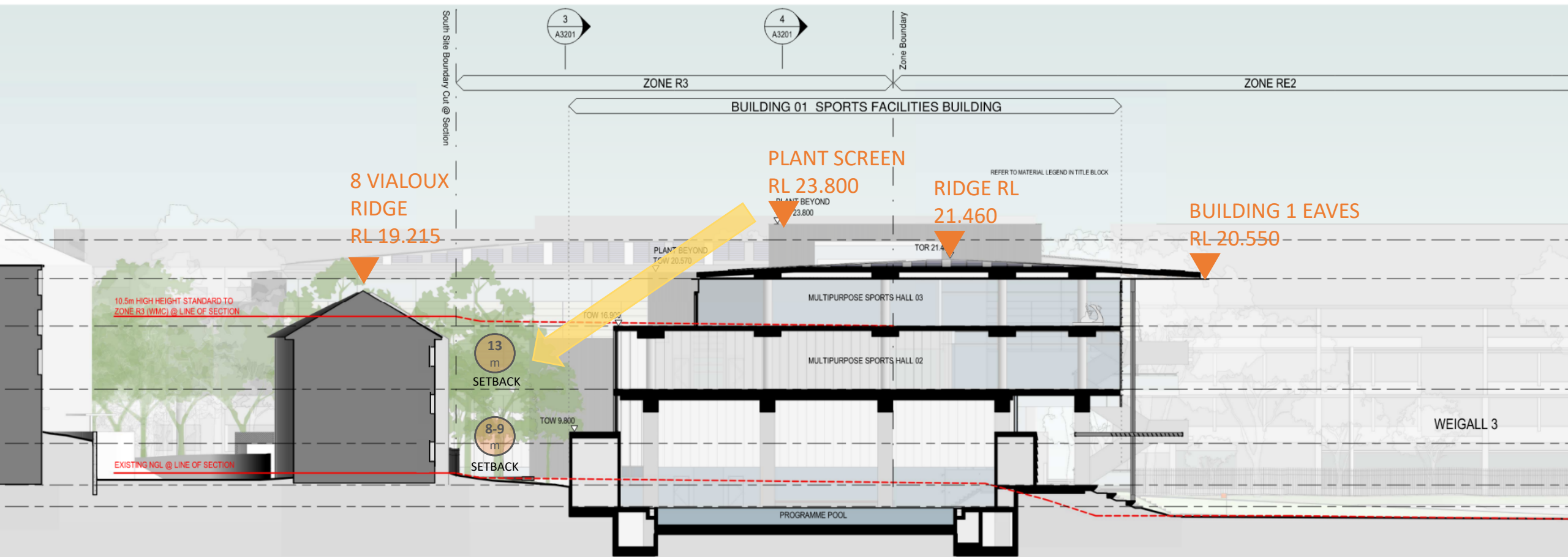






**BUILDING 1 – SPORTS FACILITIES BUILDING - GROUND FLOOR**

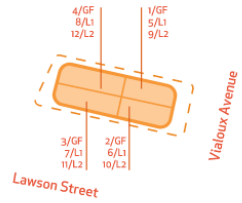




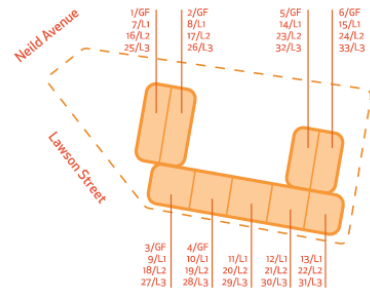
BUILDING 1 – SPORTS FACILITES BUILDING - SECTION B



1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



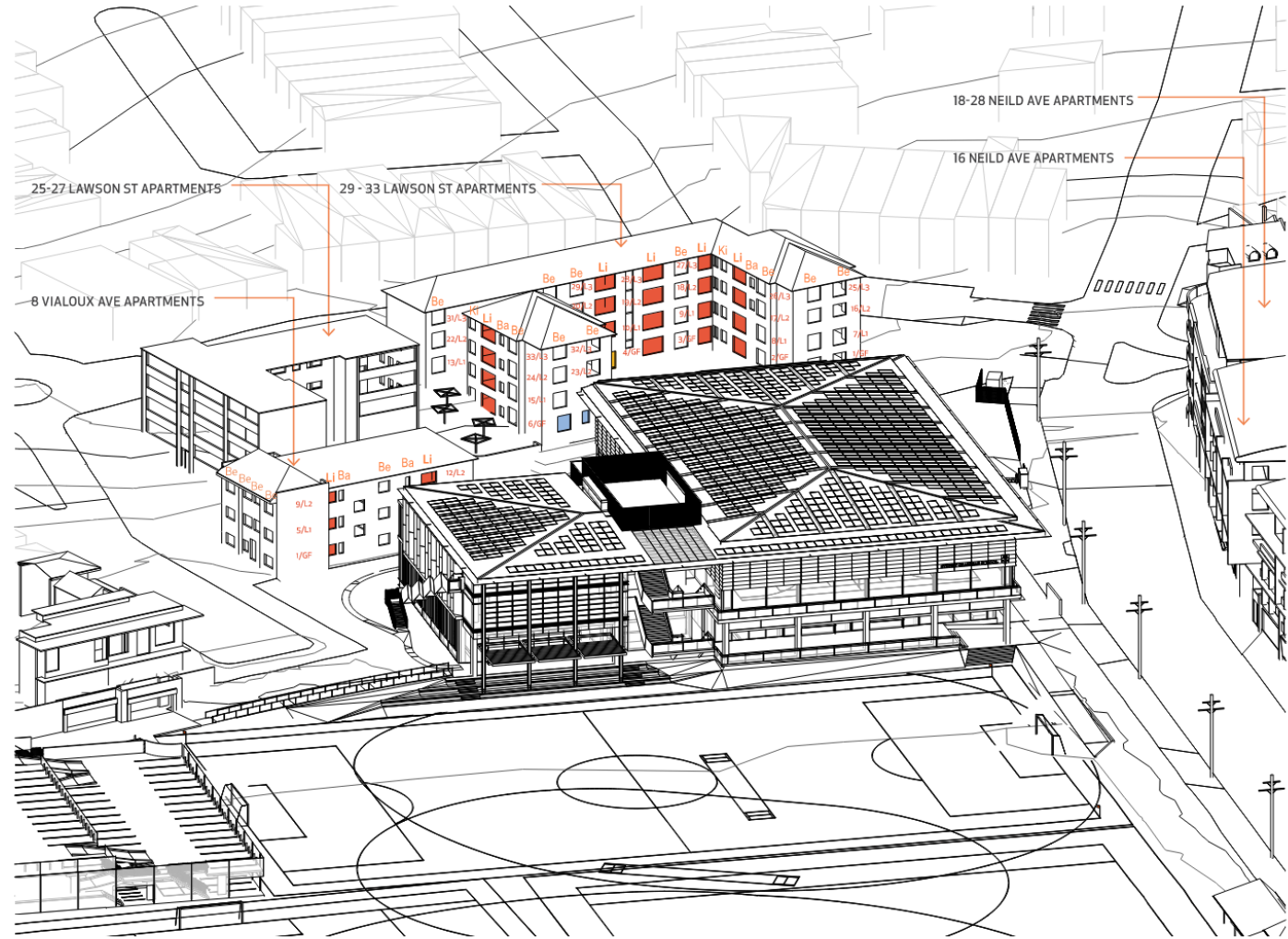
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

- KEY**
- Living room receiving solar access (Area > 1m<sup>2</sup>)
  - Living room receiving solar access (Area < 1m<sup>2</sup>)
  - Ba** Bathroom
  - Be** Bedroom
  - Ki** Kitchen
  - Li** Living room
  - v/GF** Unit no. / Building level
  - Existing clothes line
  - Laundry

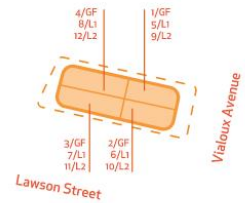


Suneye 09:00 June 21

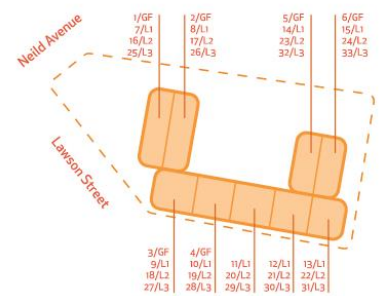


RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



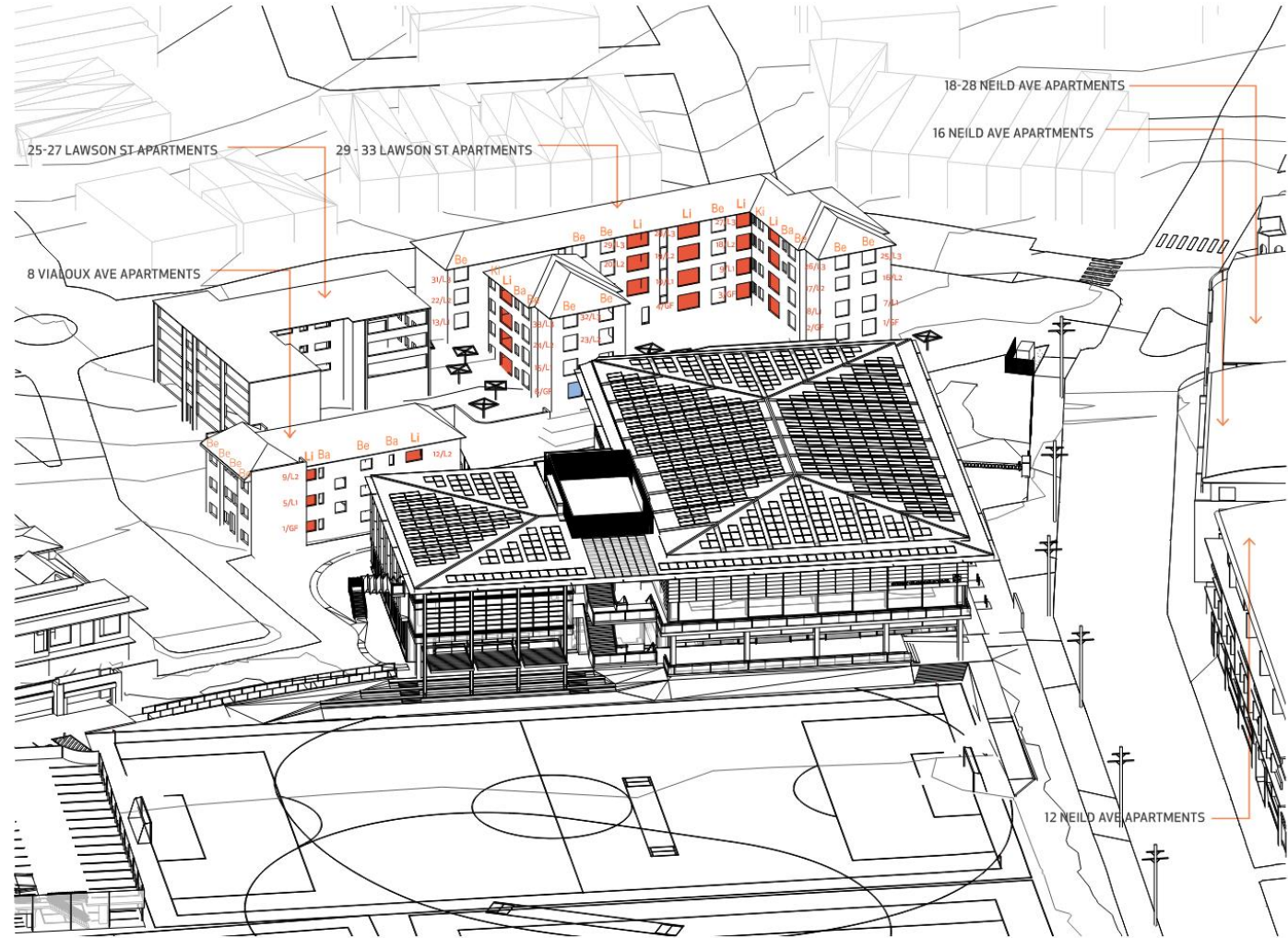
Key Plan 8 Vialoux Avenue



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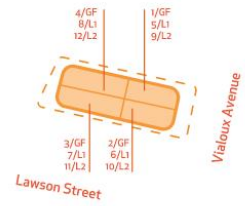
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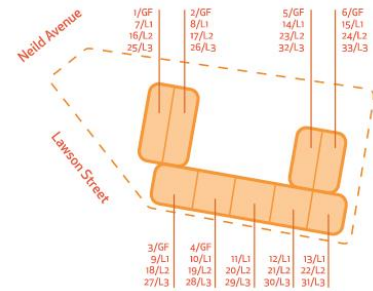
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DPIE RTS ISSUE 4(B)



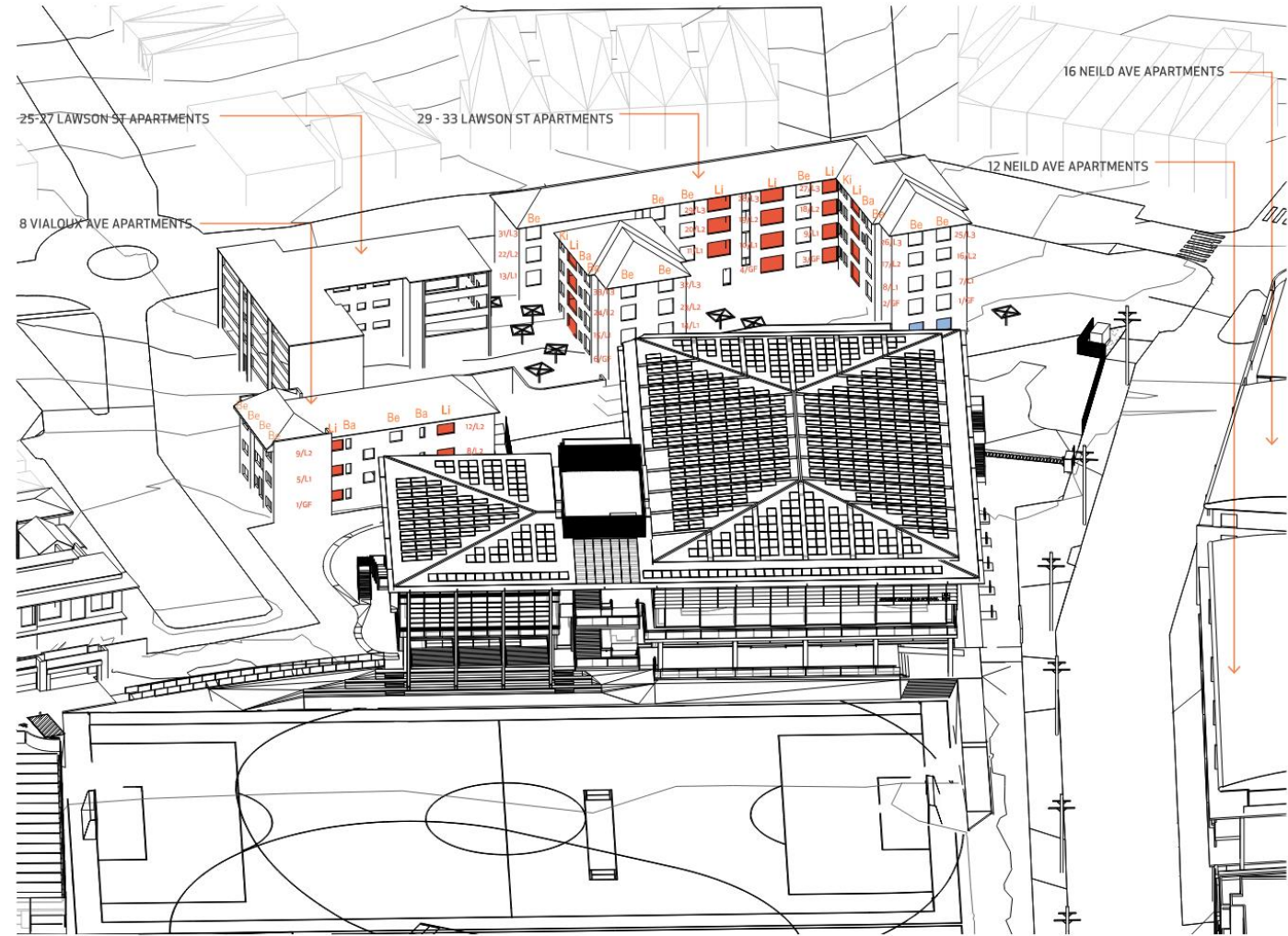
Key Plan 8 Vialoux Avenue



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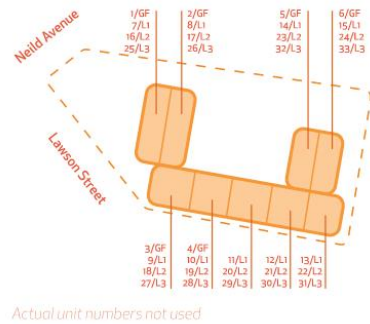
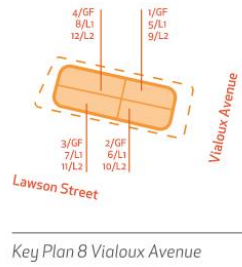


Suneye 10:00 June 21



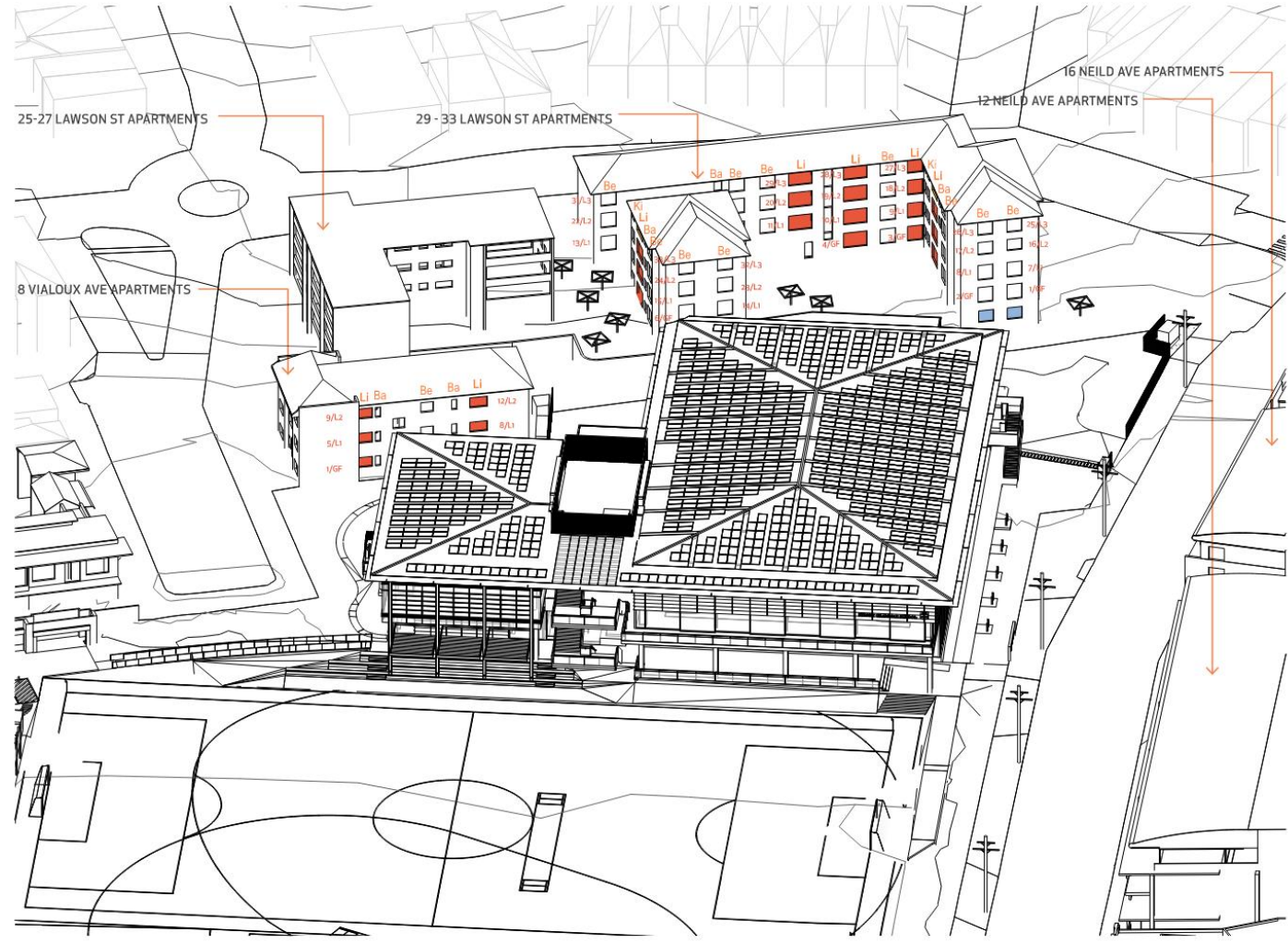
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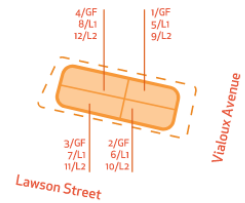
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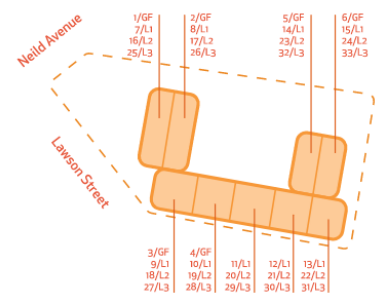
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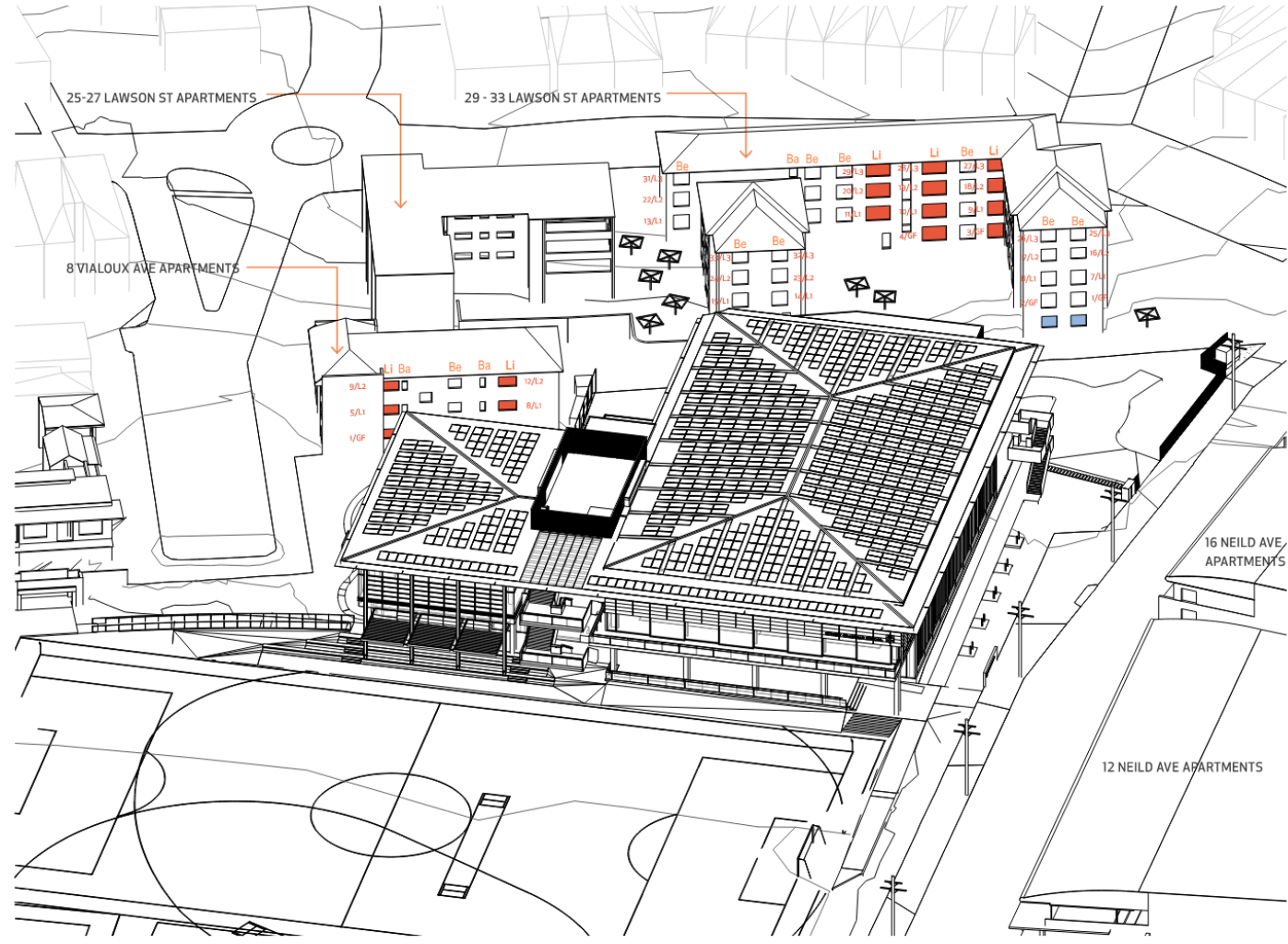
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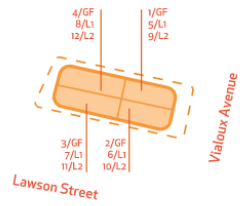
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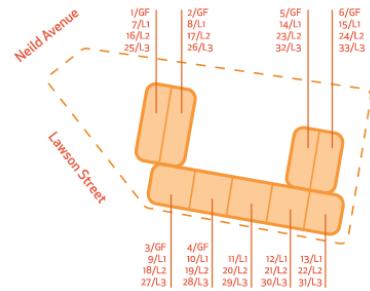


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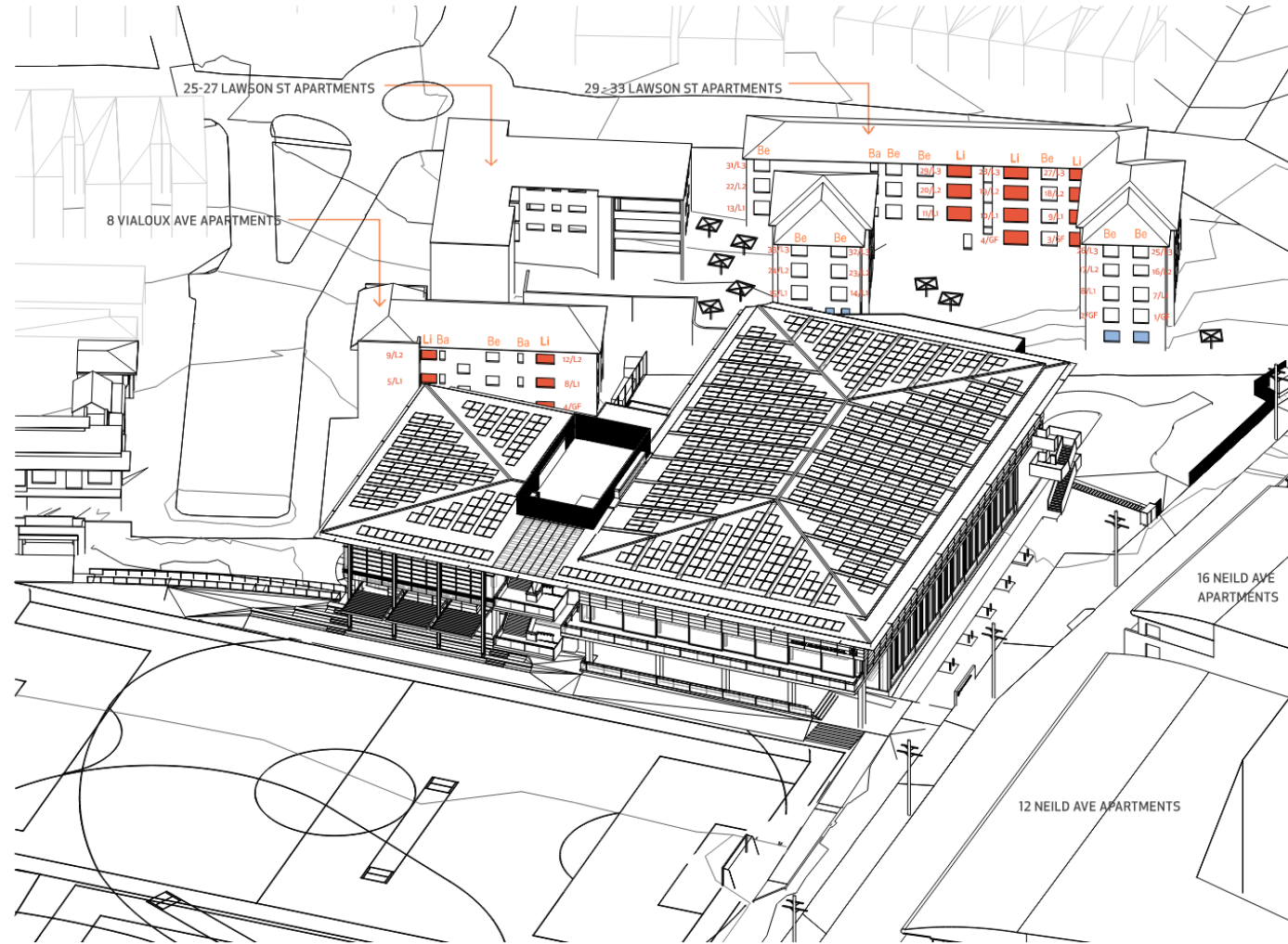
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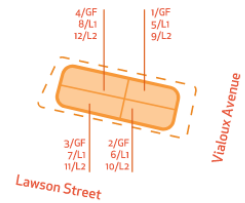
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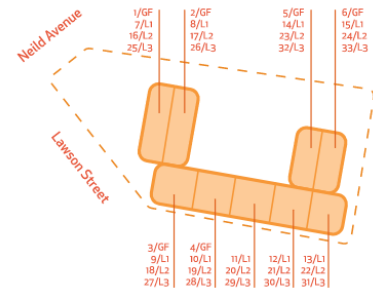
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RESPONSE TO SUBMISSIONS

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DPIE RTS ISSUE 4(B)



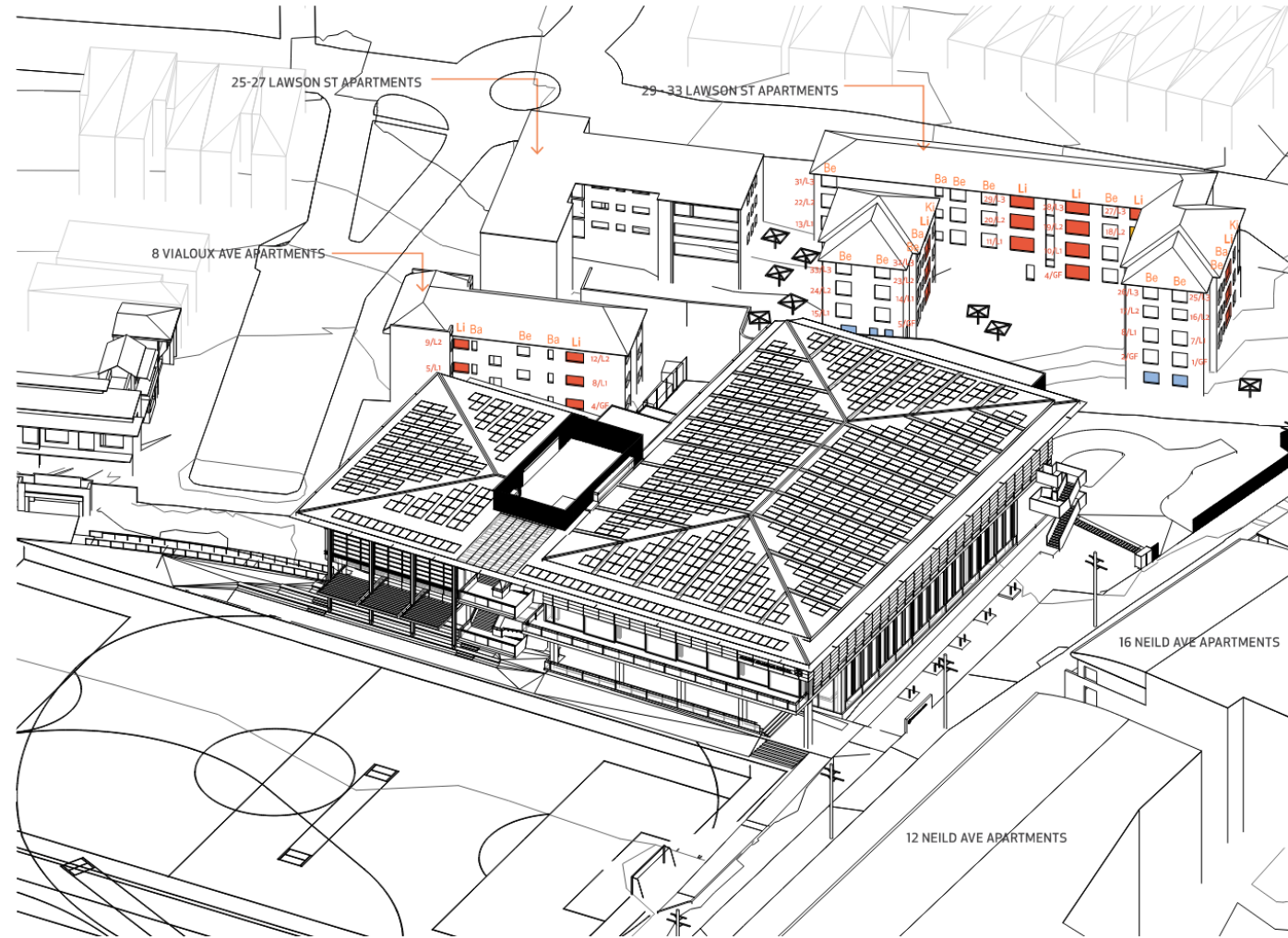
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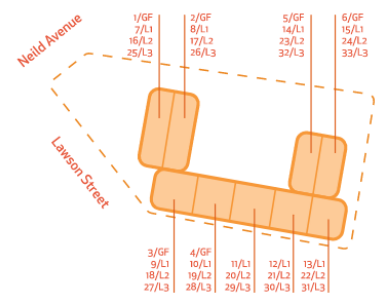
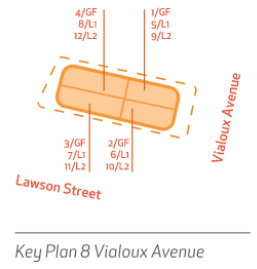


Suneye 12:00 June 21



RESPONSE TO SUBMISSIONS

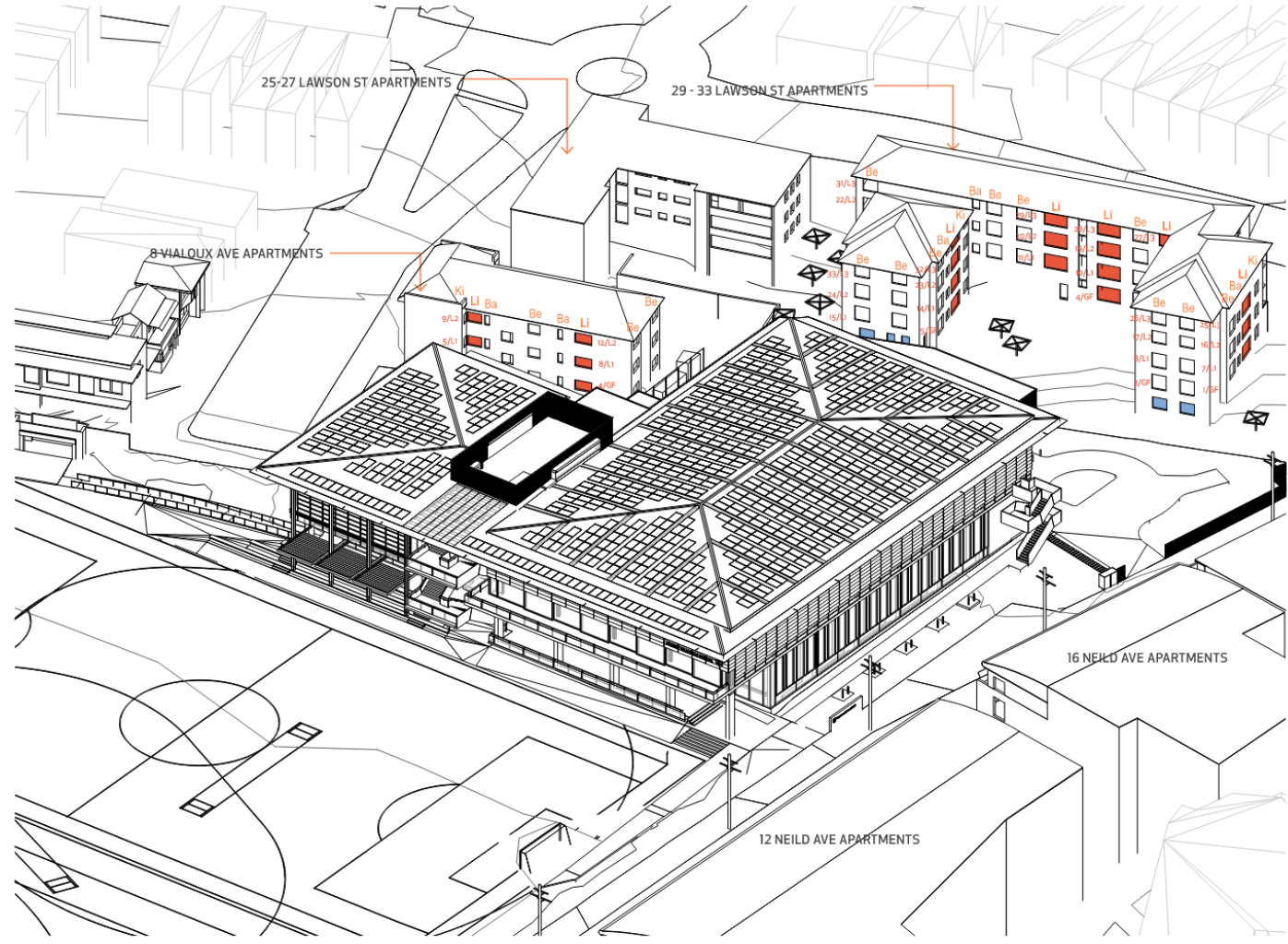
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Actual unit numbers not used

Key Plan 29-33 Lawson Street

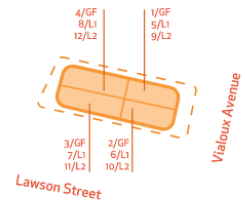
- KEY**
- Living room receiving solar access (Area > 1m<sup>2</sup>)
  - Living room receiving solar access (Area < 1m<sup>2</sup>)
  - Ba** Bathroom
  - Be** Bedroom
  - Ki** Kitchen
  - Li** Living room
  - v/GF** Unit no. / Building level
  - Existing clothes line
  - Laundry



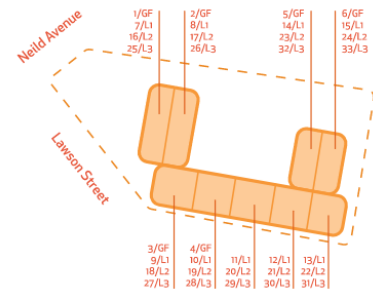
Suneye 12:30 June 21

RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



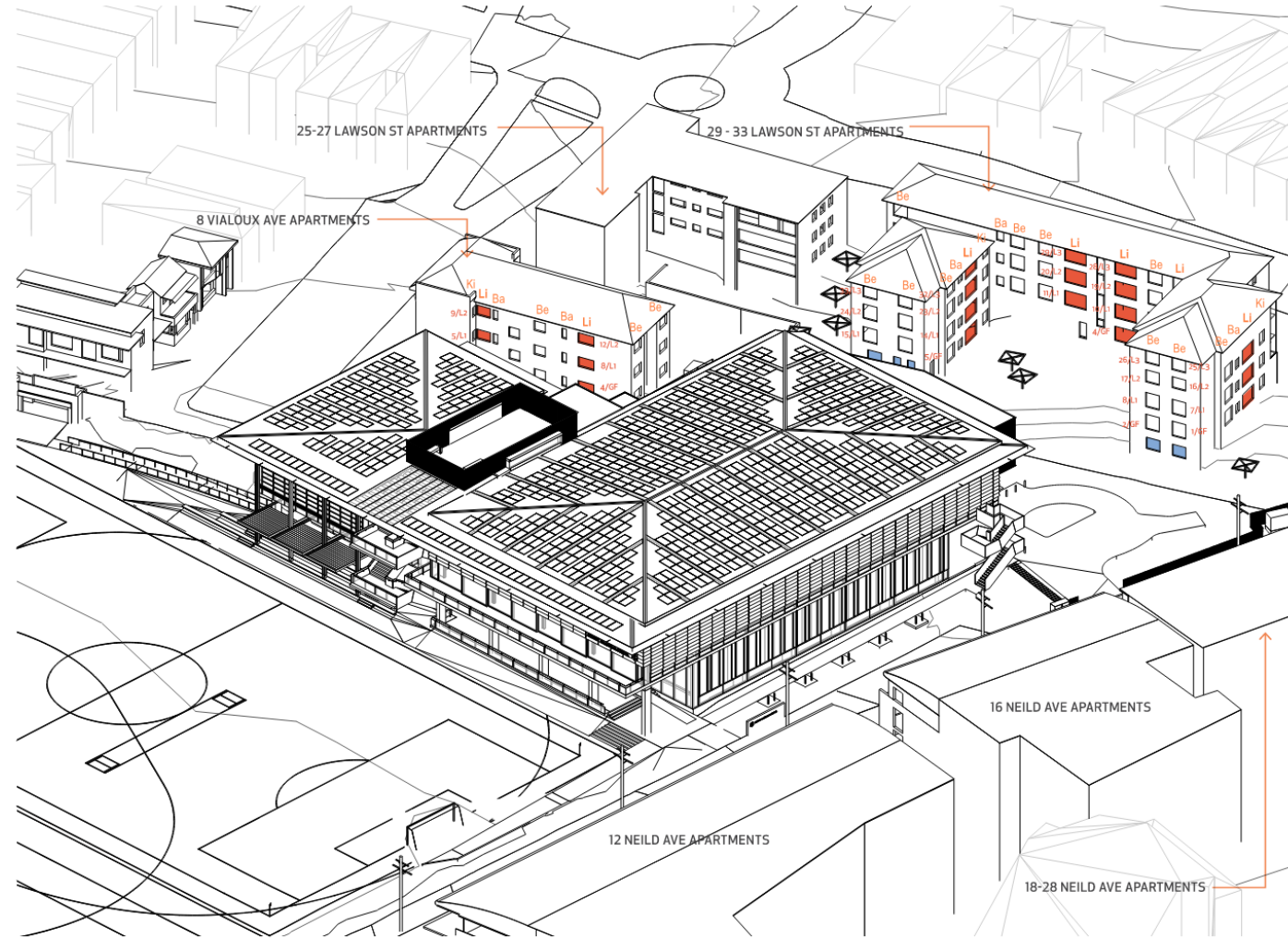
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

- KEY**
- Living room receiving solar access (Area > 1m<sup>2</sup>)
  - Living room receiving solar access (Area < 1m<sup>2</sup>)
  - Ba Bathroom
  - Be Bedroom
  - Ki Kitchen
  - Li Living room
  - v/gf Unit no. / Building level
  - Existing clothes line
  - Laundry

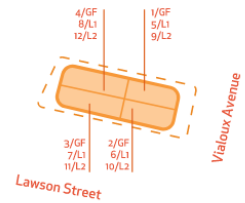


Suneye 13:00 June 21

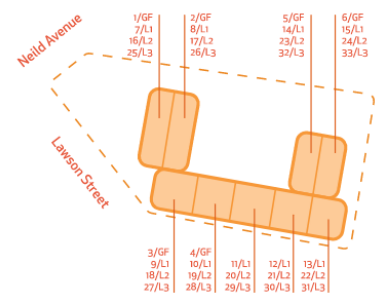


RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



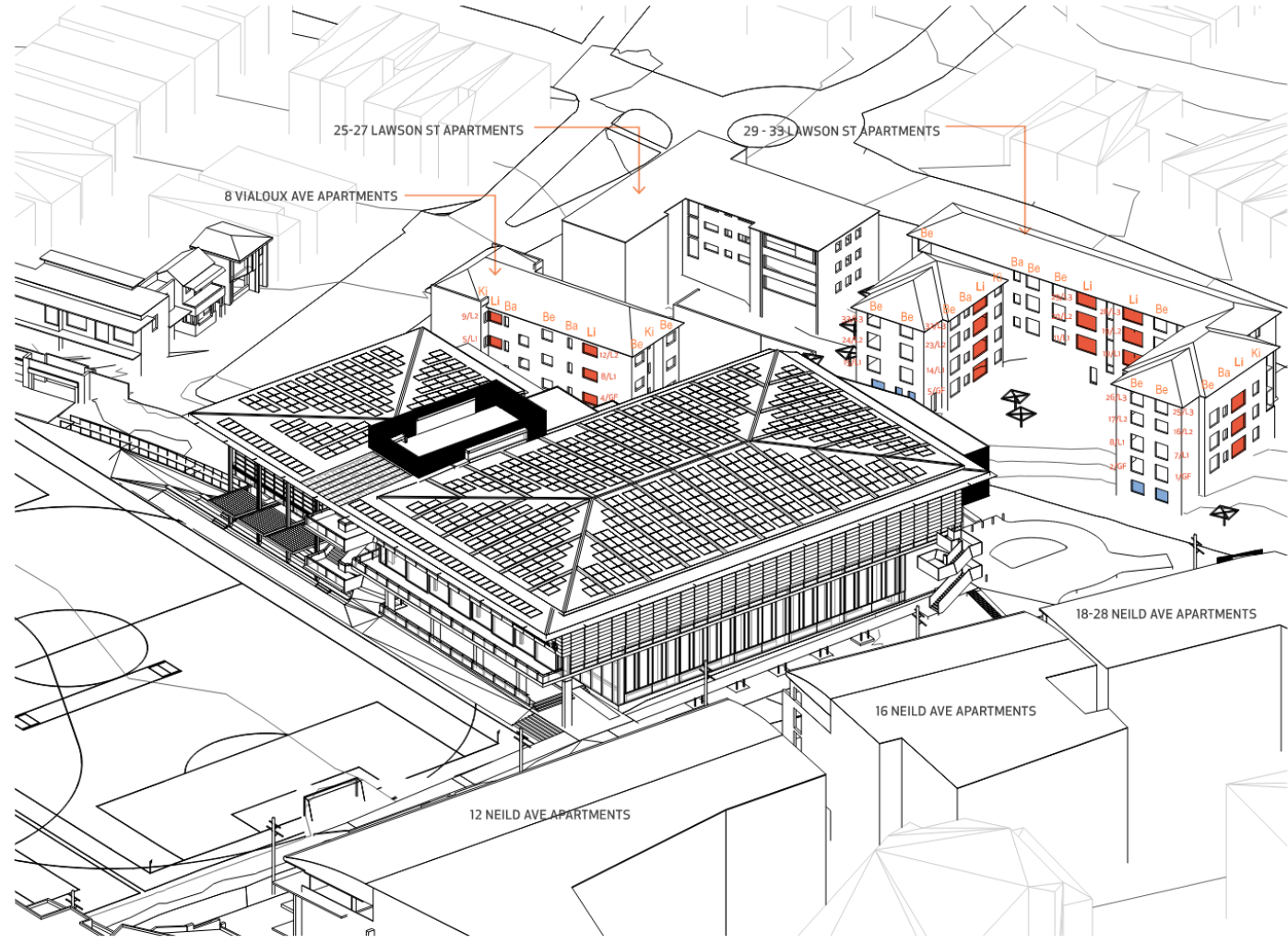
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

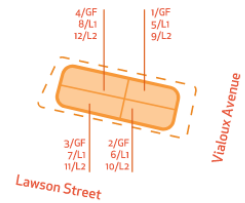
- KEY**
- Living room receiving solar access (Area > 1m<sup>2</sup>)
  - Living room receiving solar access (Area < 1m<sup>2</sup>)
  - Ba Bathroom
  - Be Bedroom
  - Ki Kitchen
  - Li Living room
  - v/gf Unit no. / Building level
  - Existing clothes line
  - Laundry



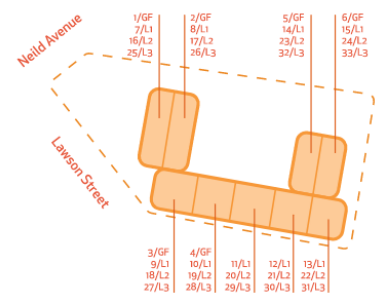
Suneye 13:30 June 21

RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



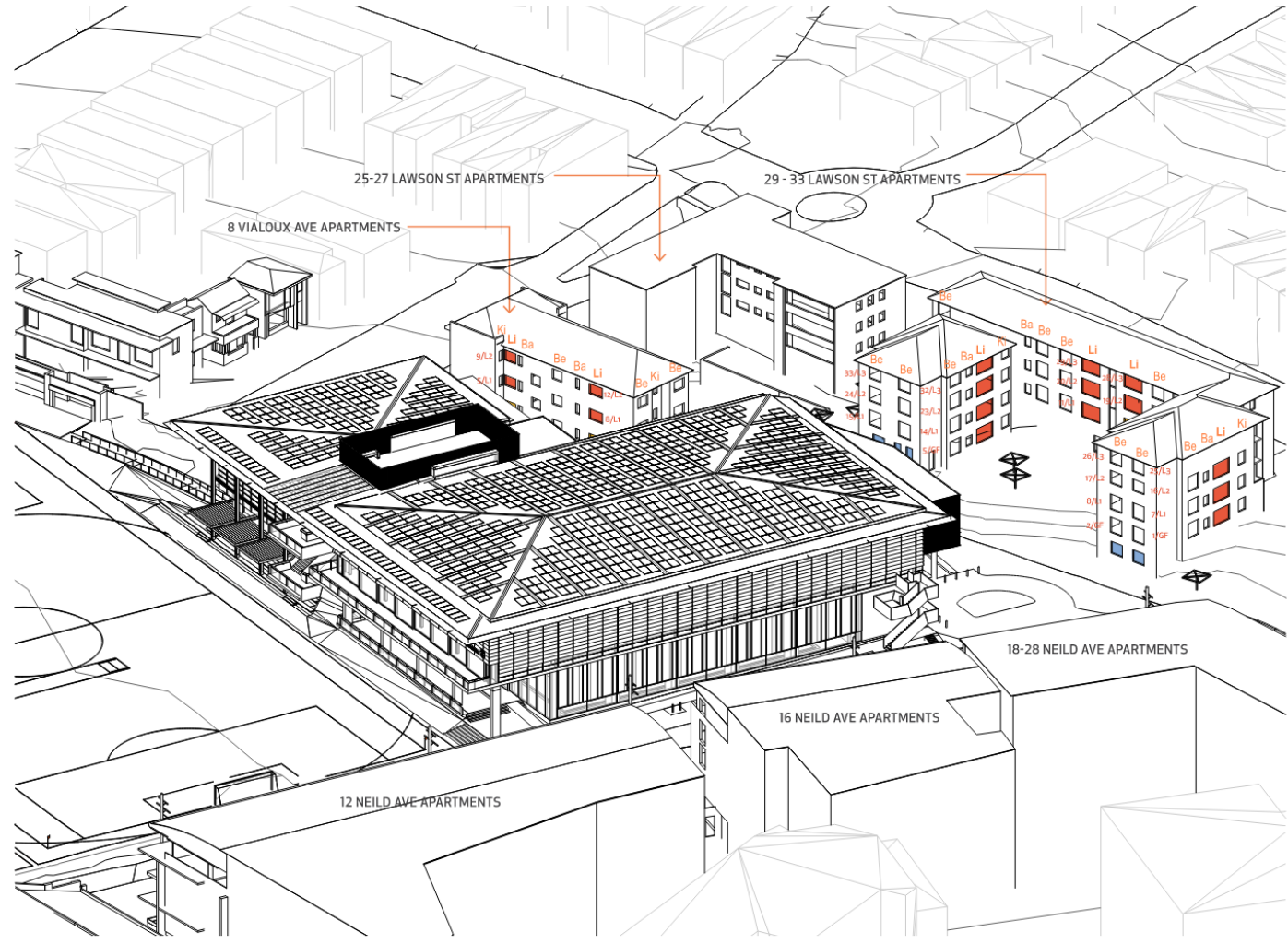
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

- KEY**
- Living room receiving solar access (Area > 1m²)
  - Living room receiving solar access (Area < 1m²)
  - Ba Bathroom
  - Be Bedroom
  - Ki Kitchen
  - Li Living room
  - v/gf Unit no. / Building level
  - ☒ Existing clothes line
  - Laundry

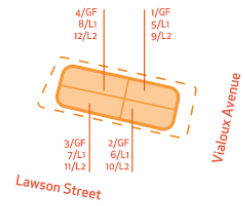


Suney 14:00 June 21

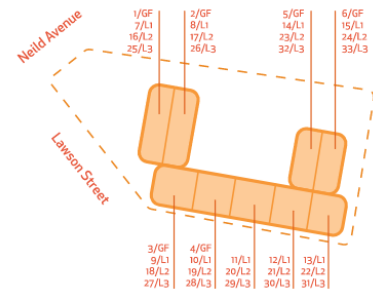


RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

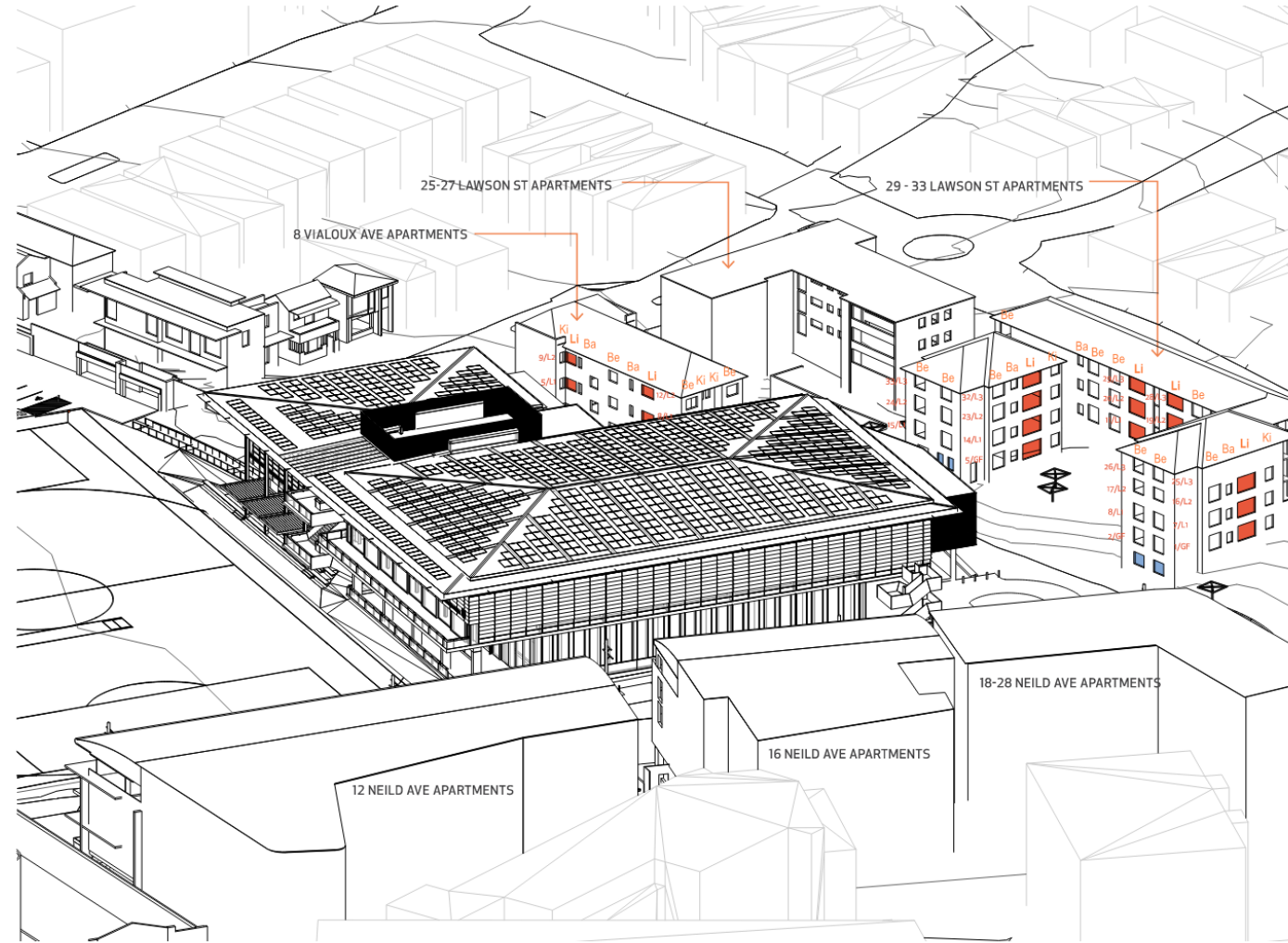


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

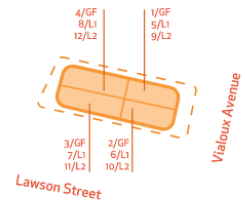
- Living room receiving solar access (Area > 1m<sup>2</sup>)
- Living room receiving solar access (Area < 1m<sup>2</sup>)
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- v/gf Unit no. / Building level
- Existing clothes line
- Laundry



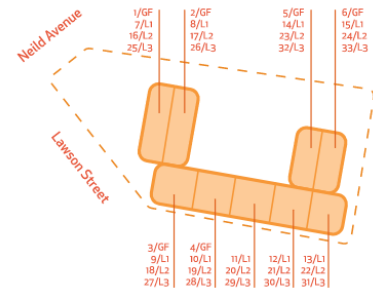
Suneye 14:30 June 21

RESPONSE TO SUBMISSIONS

1.2 The Proposal  
Solar Access and Overshadowing  
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

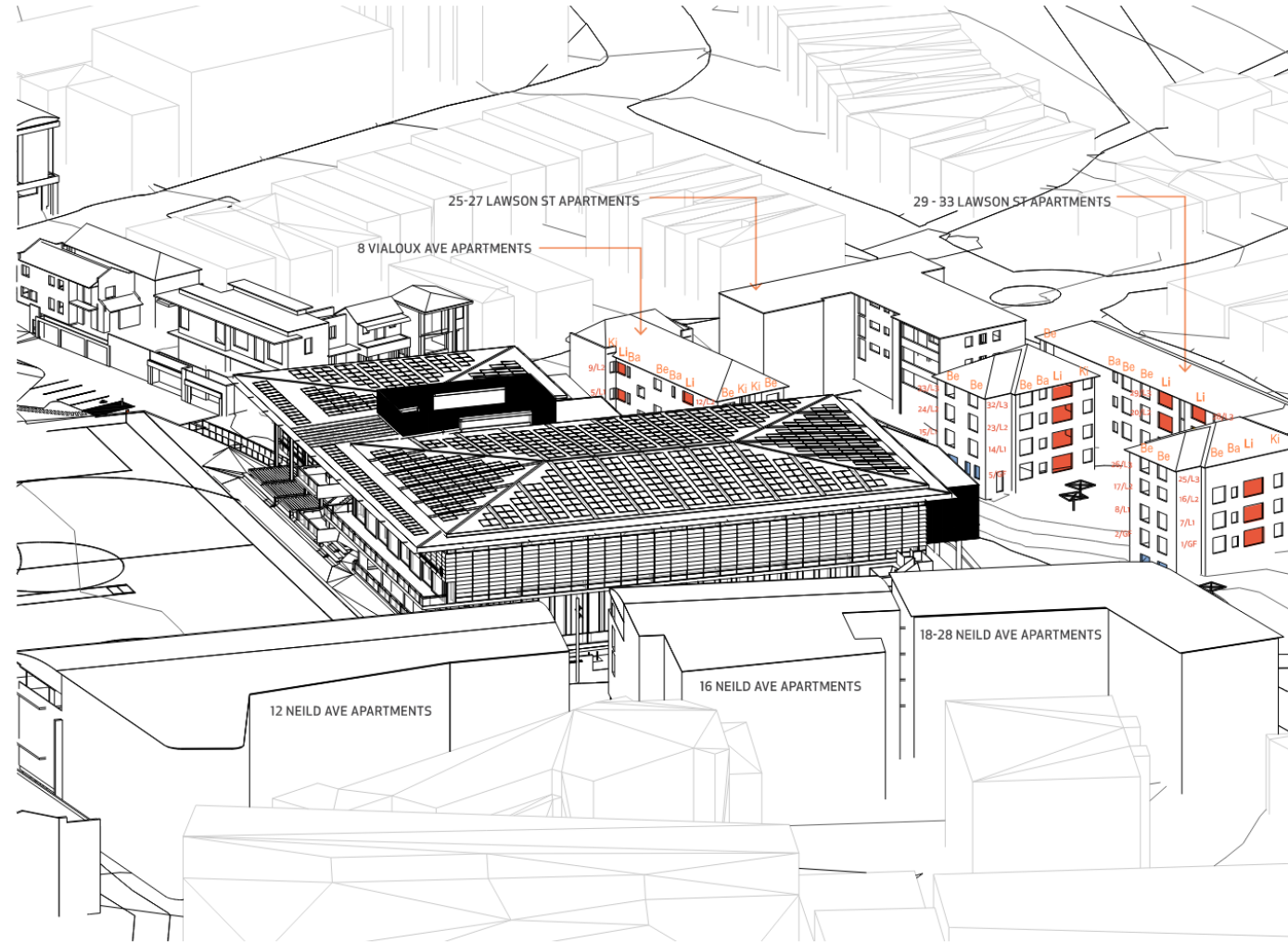


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

- Living room receiving solar access (Area > 1m<sup>2</sup>)
- Living room receiving solar access (Area < 1m<sup>2</sup>)
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- v/gf Unit no. / Building level
- Existing clothes line
- Laundry



Suneye 15:00 June 21

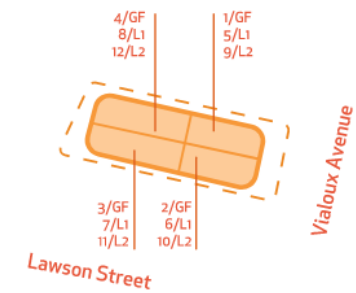


Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	6	2
2/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
3/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
4/GF	-	-	-	-	-	1/2	1/2	1/2	1/2	-	-	-	6	2
5/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
6/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
7/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
8/L1	-	-	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	6	4 1/2
9/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
10/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
11/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
12/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
<b>Total number of apartment living rooms receiving 2 hours or more on June 21 (Area &gt; 1m<sup>2</sup>)</b>													6/12	6/12

# 8 Vialoux Avenue

Existing 6/12

Proposed 6/12

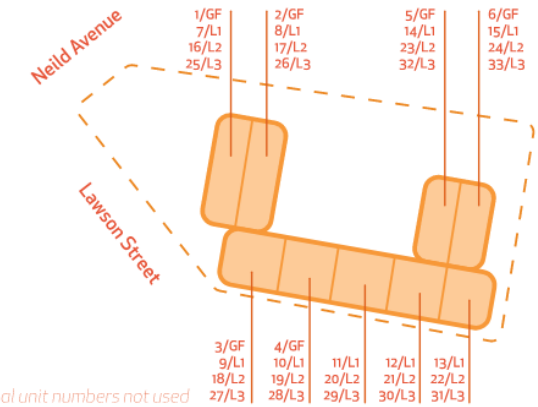


Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
2/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
3/GF	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2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

# 29-33 Lawson Street

Existing 19/13

Proposed 19/33



Actual unit numbers not used

Key Plan \_ 29-33 Lawson Street







ZONING



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Living room of unit 5,  
8 Vialoux Avenue

Photo Date:  
26th May 2020

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF24-105mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points





Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Living room of unit 9,  
8 Vialoux Avenue

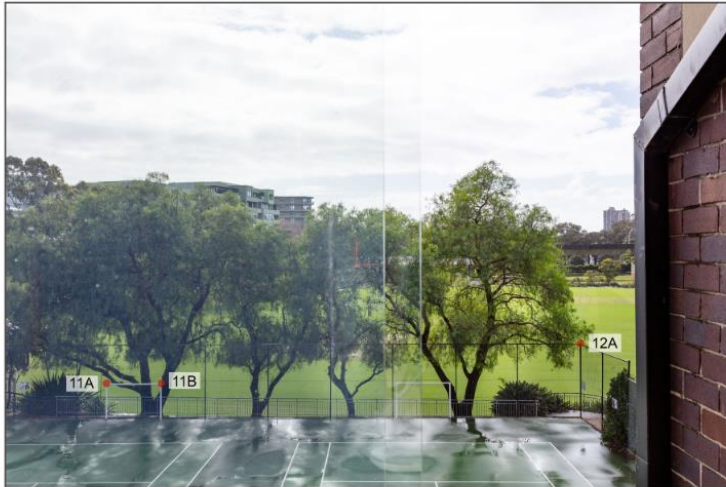
Photo Date:  
26th May 2020

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF24-105mm f/4L IS USM

Focal length in 35mm Film:  
35mm

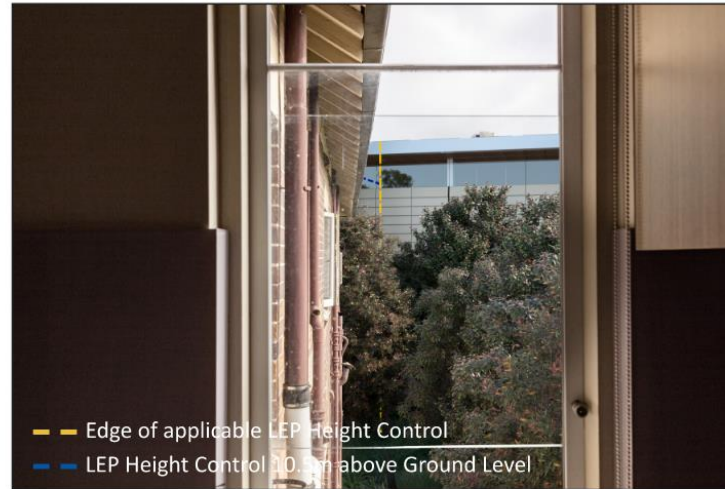
Original photo indicating surveyed reference points



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Kitchen of unit 9,  
8 Vialoux Avenue

Photo Date:  
26th May 2020

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF24-105mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference model





Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Living room of unit 12,  
8 Vialoux Avenue

Photo Date:  
26th May 2020

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
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Focal length in 35mm Film:  
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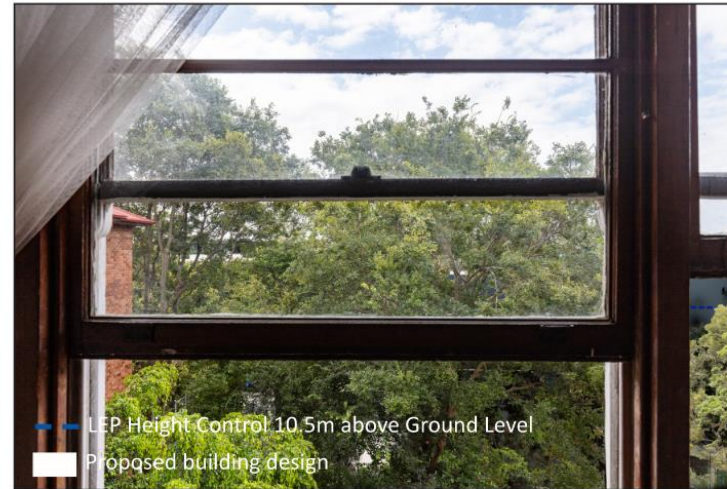
Original photo indicating surveyed reference model



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Living room of unit 18,  
29-31 Lawson Street

Photo Date:  
3rd February 2021

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
24mm

Original photo indicating surveyed reference points and model





Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Bedroom of unit 32,  
29-31 Lawson Street

Photo Date:  
3rd February 2021

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Bedroom of unit 33,  
29-31 Lawson Street

Photo Date:  
3rd February 2021

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model





Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Balcony of unit 3310,  
12 Neild Avenue

Photo Date:  
3rd February 2021

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model





Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Balcony of unit 4407,  
12 Neild Avenue

Photo Date:  
3rd February 2021

Camera Used:  
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Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model



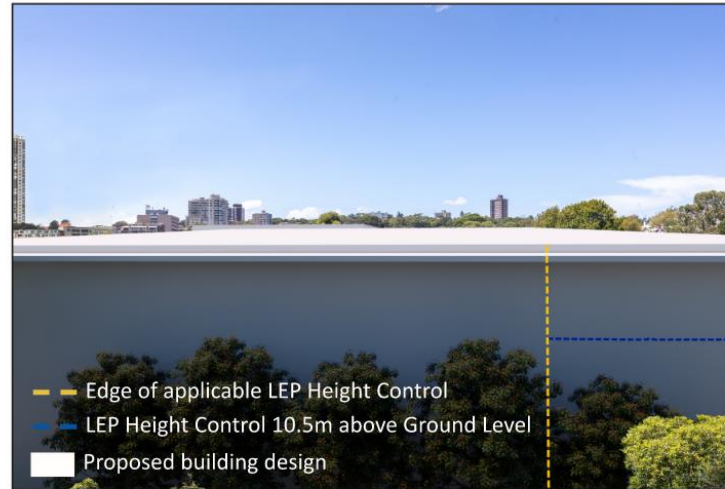
\*Background detail shown is from the Aerometrex City model and is included for indicative purposes only.



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Balcony of unit 45,  
16 Neild Avenue

Photo Date:  
3rd February 2021

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF16-35mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model



Original photograph



Photomontage indicating proposed building and landscaping



Photograph Details

Location Description:  
Balcony of unit 204,  
18-28 Neild Avenue

Photo Date:  
26th May 2020

Camera Used:  
Canon EOS 5DS R

Camera Lens:  
EF24-105mm f/4L IS USM

Focal length in 35mm Film:  
35mm

Original photo indicating surveyed reference points and model

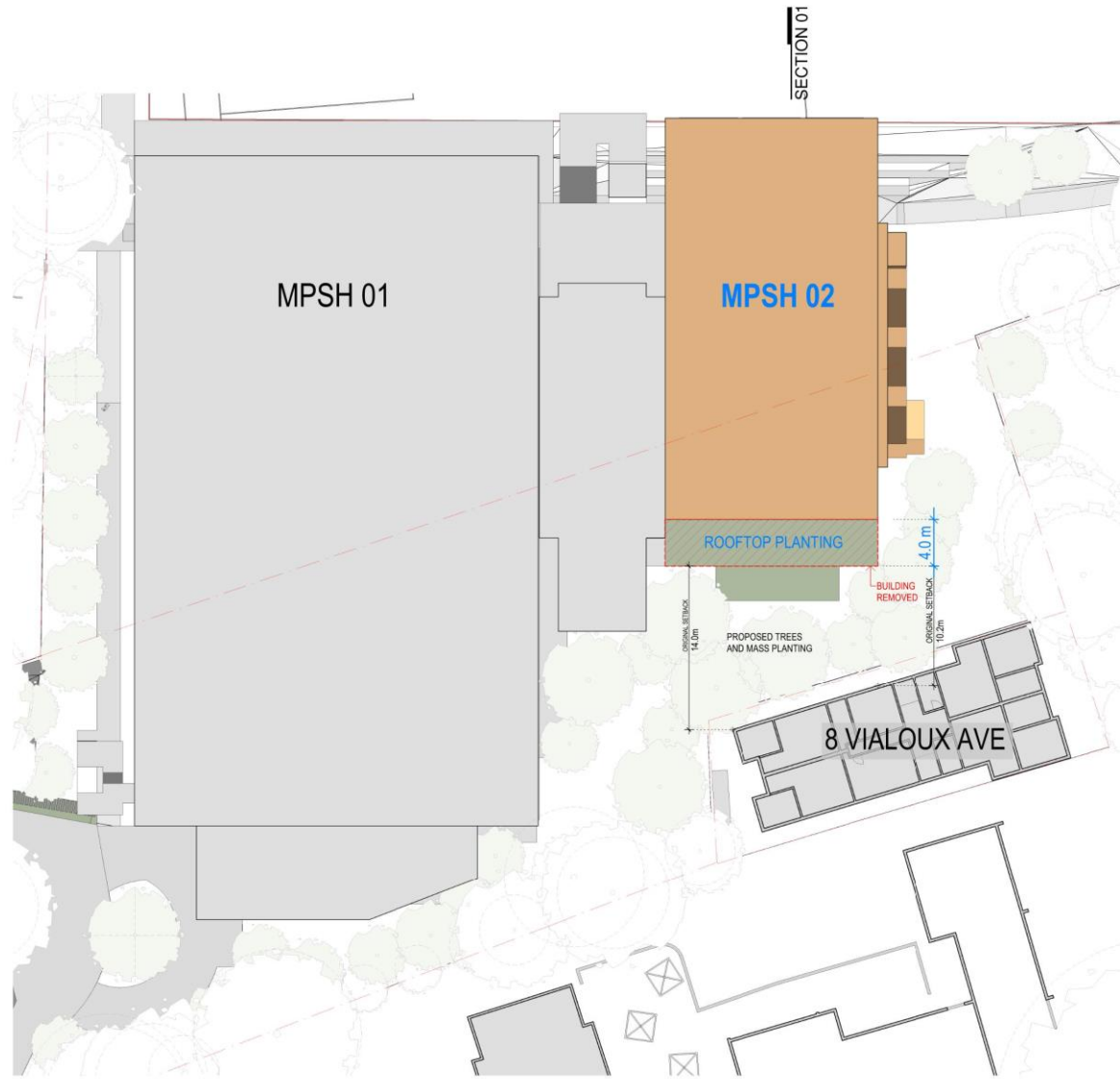




## PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

### Design Amendments

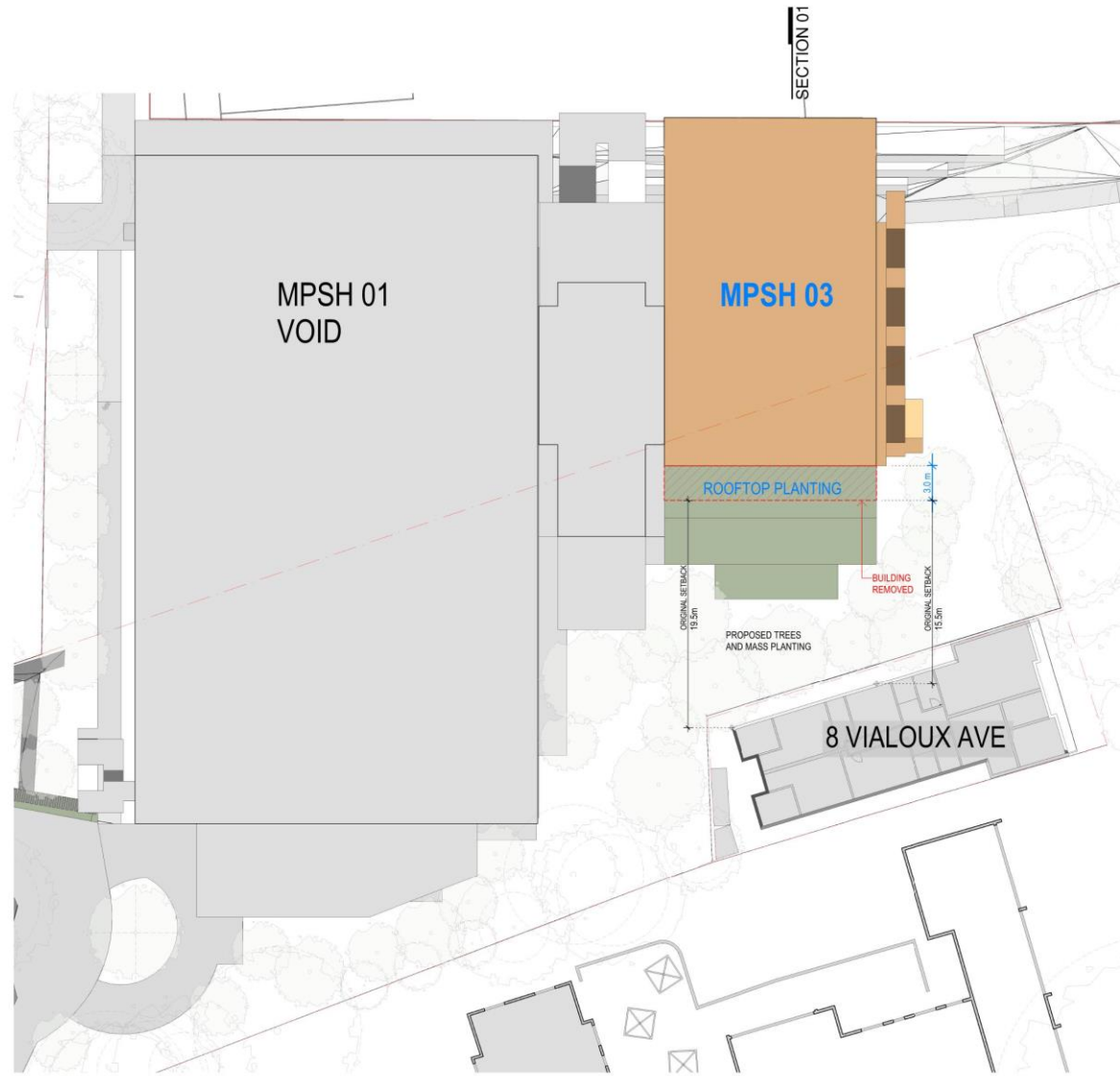
- B1. Prior to the issue of any construction certificate, the design of Building 1 (Sports Complex building) must be amended and revised architectural plans and documentation demonstrating compliance with the condition must be submitted to, and approved by, the Planning Secretary. The revised design 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).
- B2. Prior to the issue of any construction certificate, the Applicant must incorporate the following amendments to the approved plans, to the satisfaction of the Planning Secretary:
- (a) amend the Neild Avenue gated pedestrian entrance and path to retain and protect trees T32, T35, and T37 identified in the submitted '*Arboricultural Impact Assessment Tree Protection Specification Revision C*' prepared by Tree IQ and dated 14 September 2020 in addition to the trees identified for retention in the plans listed in condition A2 and include a supporting Arboricultural Impact Assessment Report.



MPSH 2 (LEVEL 1)  
MASS HAS BEEN  
MOVED 4.0m NORTH

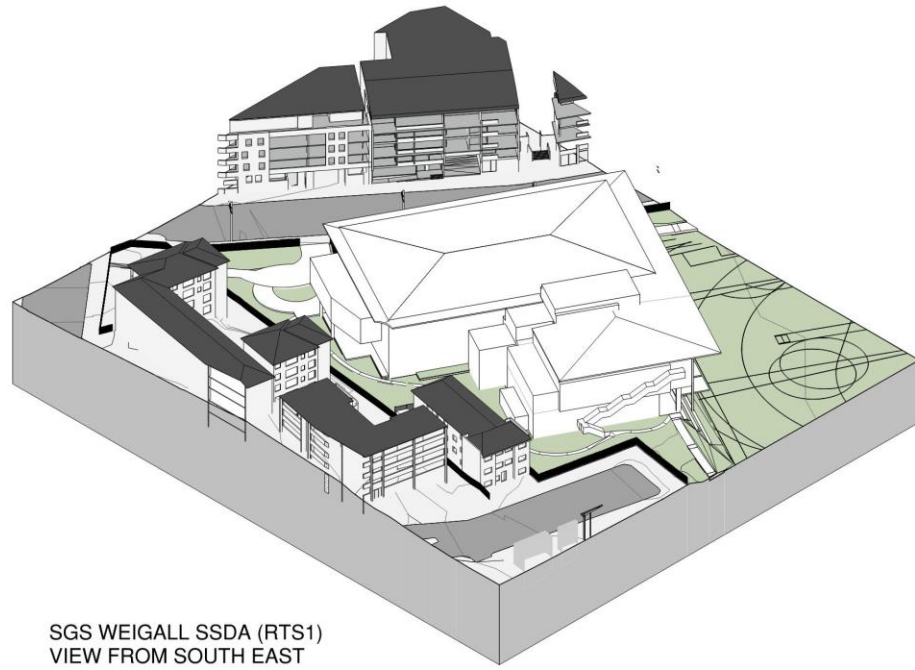
LEVEL 1 PLAN



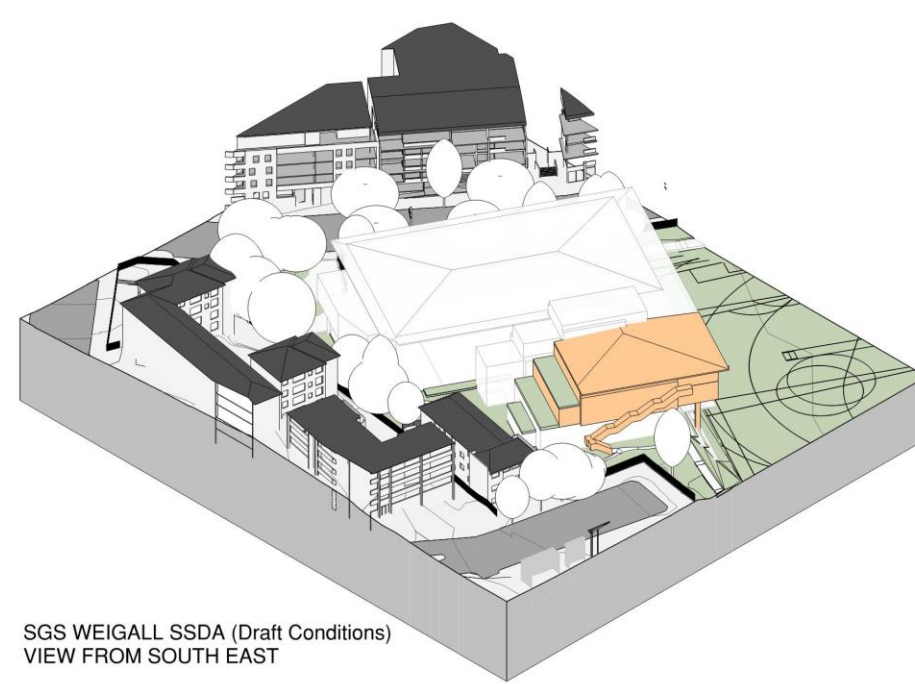


LEVEL 2 PLAN

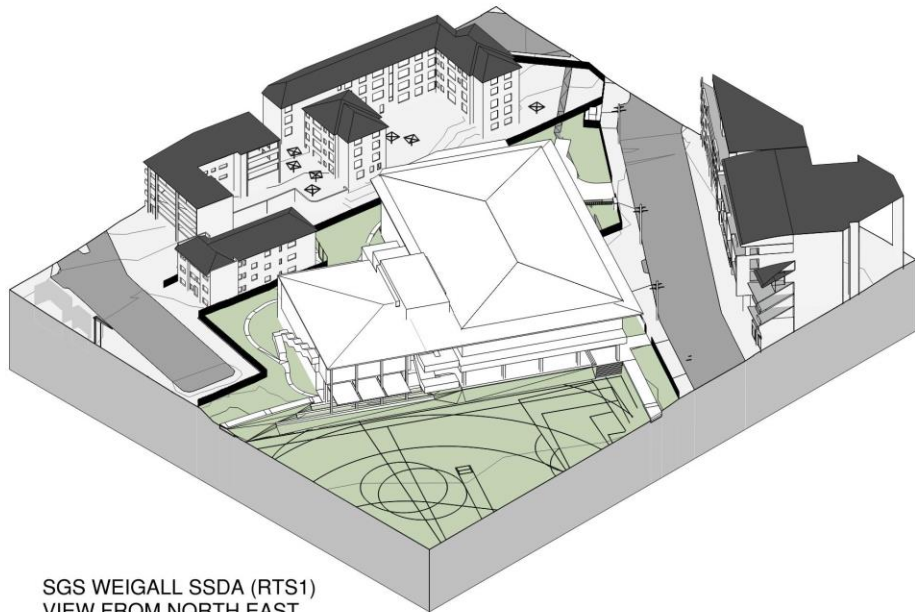
MPSH 03 (LEVEL 2)  
 MASS HAS BEEN  
 MOVED 3.0m NORTH



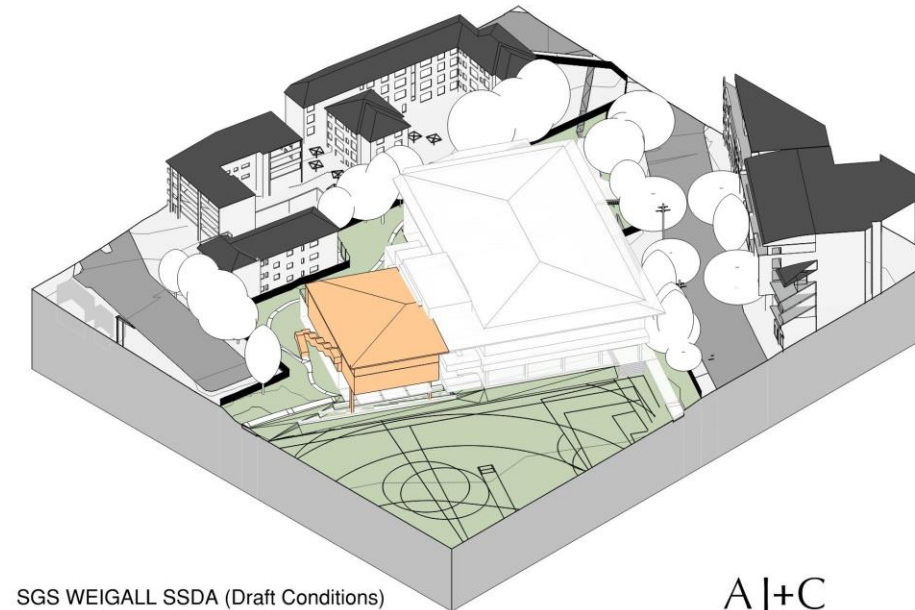
SGS WEIGALL SSDA (RTS1)  
VIEW FROM SOUTH EAST



SGS WEIGALL SSDA (Draft Conditions)  
VIEW FROM SOUTH EAST

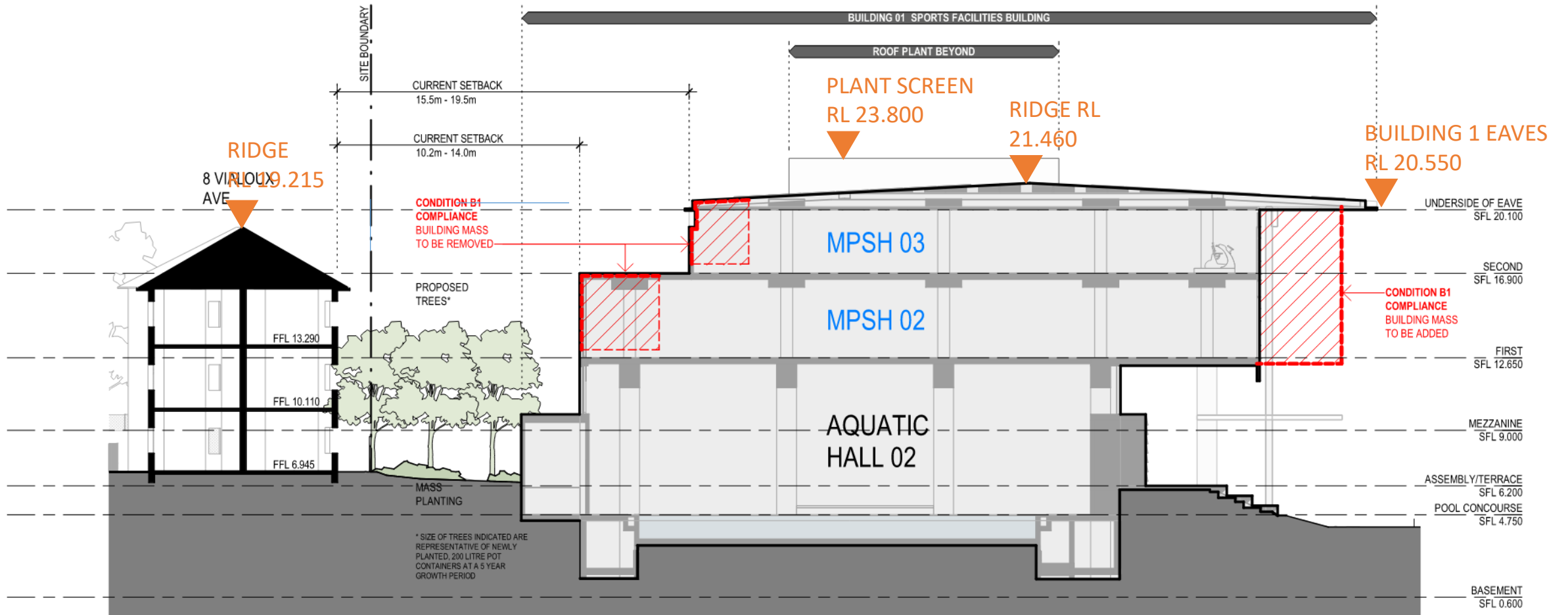


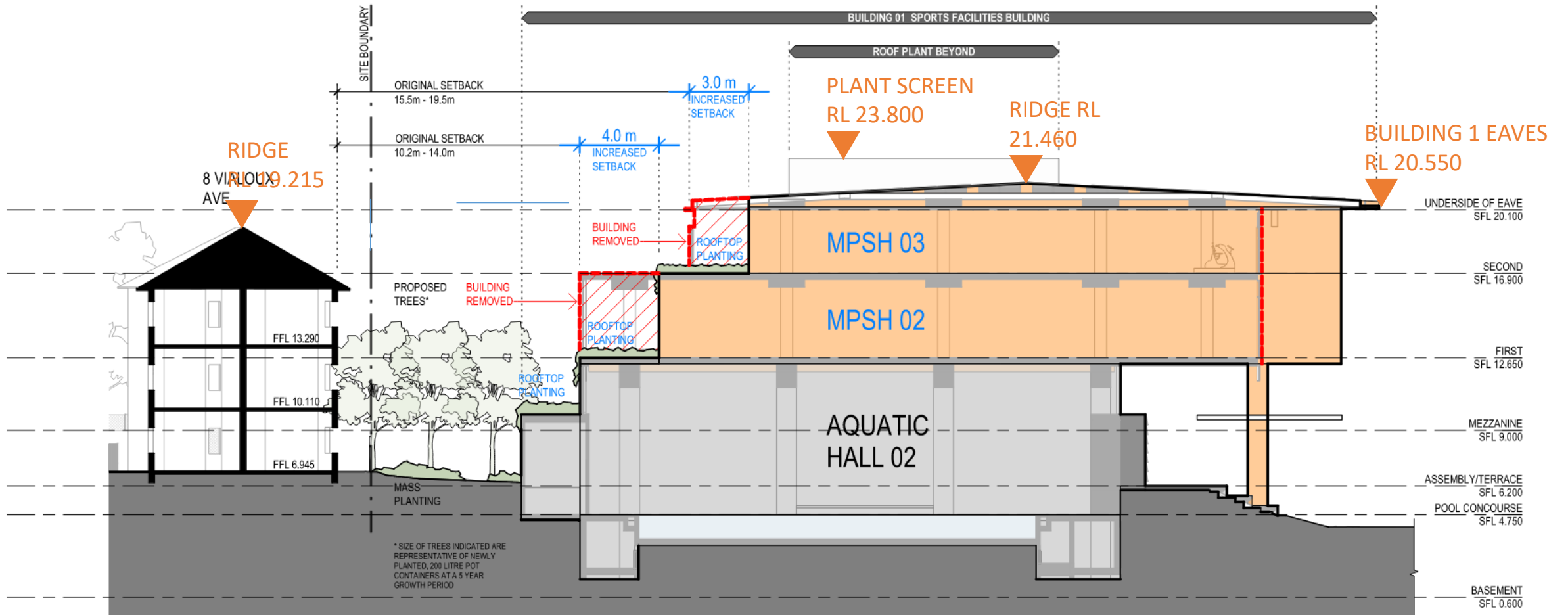
SGS WEIGALL SSDA (RTS1)  
VIEW FROM NORTH EAST



SGS WEIGALL SSDA (Draft Conditions)  
VIEW FROM NORTH EAST









KEY



PROPOSED FOR  
REMOVAL

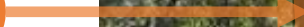


PROPOSED FOR REMOVAL –  
CONDITIONED TO BE RETAINED

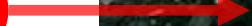


PROPOSED TO BE  
RETAINED

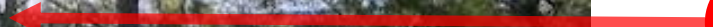
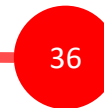
Casuarina  
cunninghamiana  
(River Sheoak)



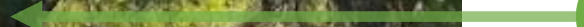
Schinus areira  
(Peppercorn)



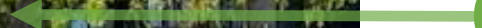
Casuarina  
cunninghamiana  
(River Sheoak)



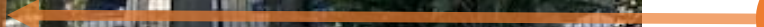
Casuarina  
cunninghamiana  
(River Sheoak)



Schinus areira  
(Peppercorn)



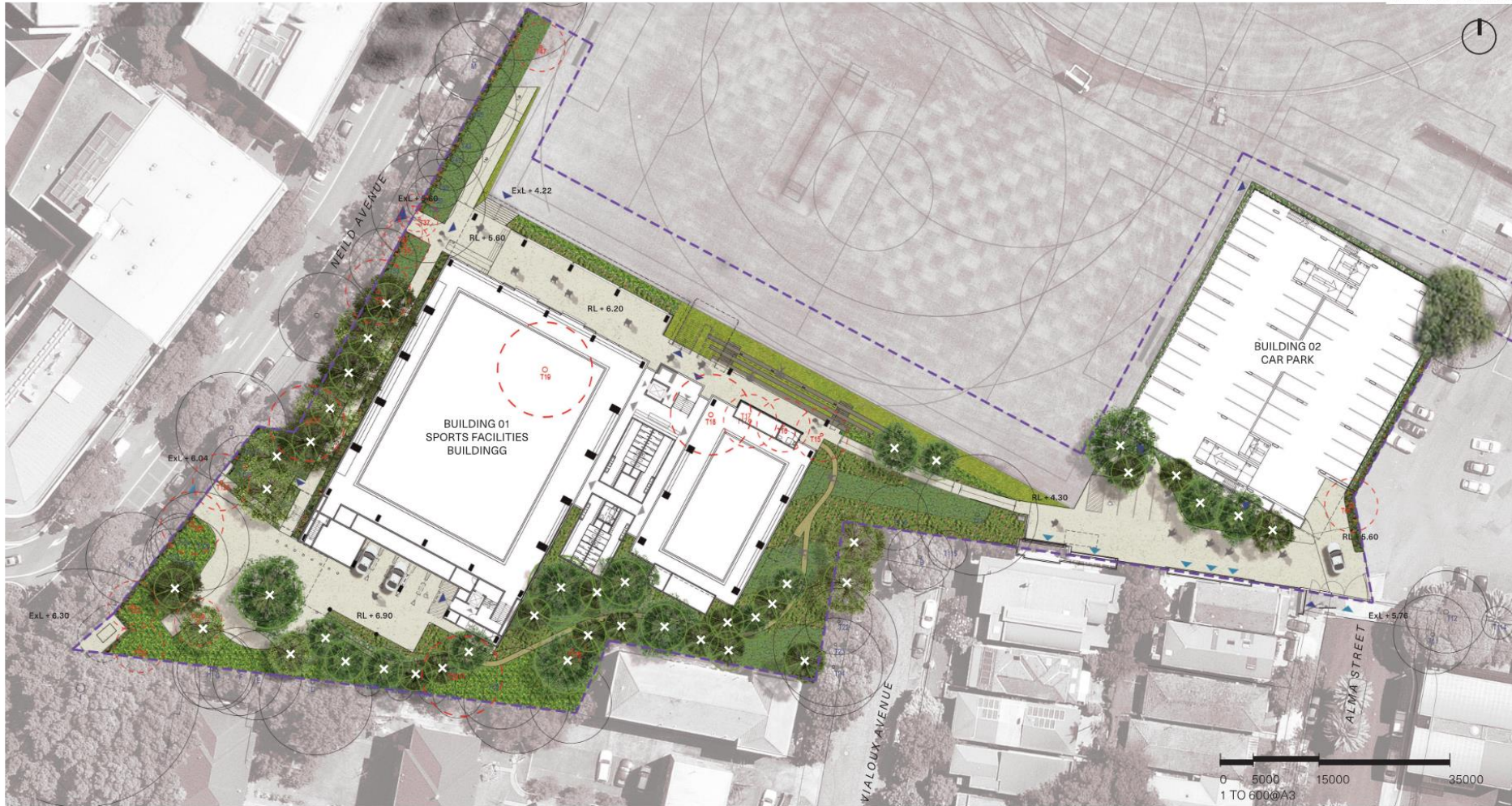
Schinus areira  
(Peppercorn)







# Weigall Sports Complex Landscape Plan

The new Sports Facilities at Weigall Sports Complex will enhance the existing sports fields of the Sydney Grammar School.



## PROPOSED TREES

	Proposed tree	40
	Proposed Street Tree	2
<b>TOTAL</b>		<b>42</b>

## EXISTING TREES TO BE REMOVED

On Neild Avenue	Quantity
T47	
T37	
T36	
T35	
T34	
T32	
T31	
T126	
T125	
T122	
T120	
<b>Inside Property</b>	
T119	
T29	
T118	
T19	
T18	
T17	
T16	
T15	
<b>Existing Car Park (Alma St)</b>	
T61	
<b>TOTAL</b>	<b>20</b>



# Planting Strategy Plan

Tree and understorey planting throughout the site will provide a rich diversity of native species selected to relate to the range of microclimate conditions across the site. This includes shade tolerant species under existing trees and to the south side of the sports complex, and sun tolerant species along the northern edge.

### PROPOSED TREES

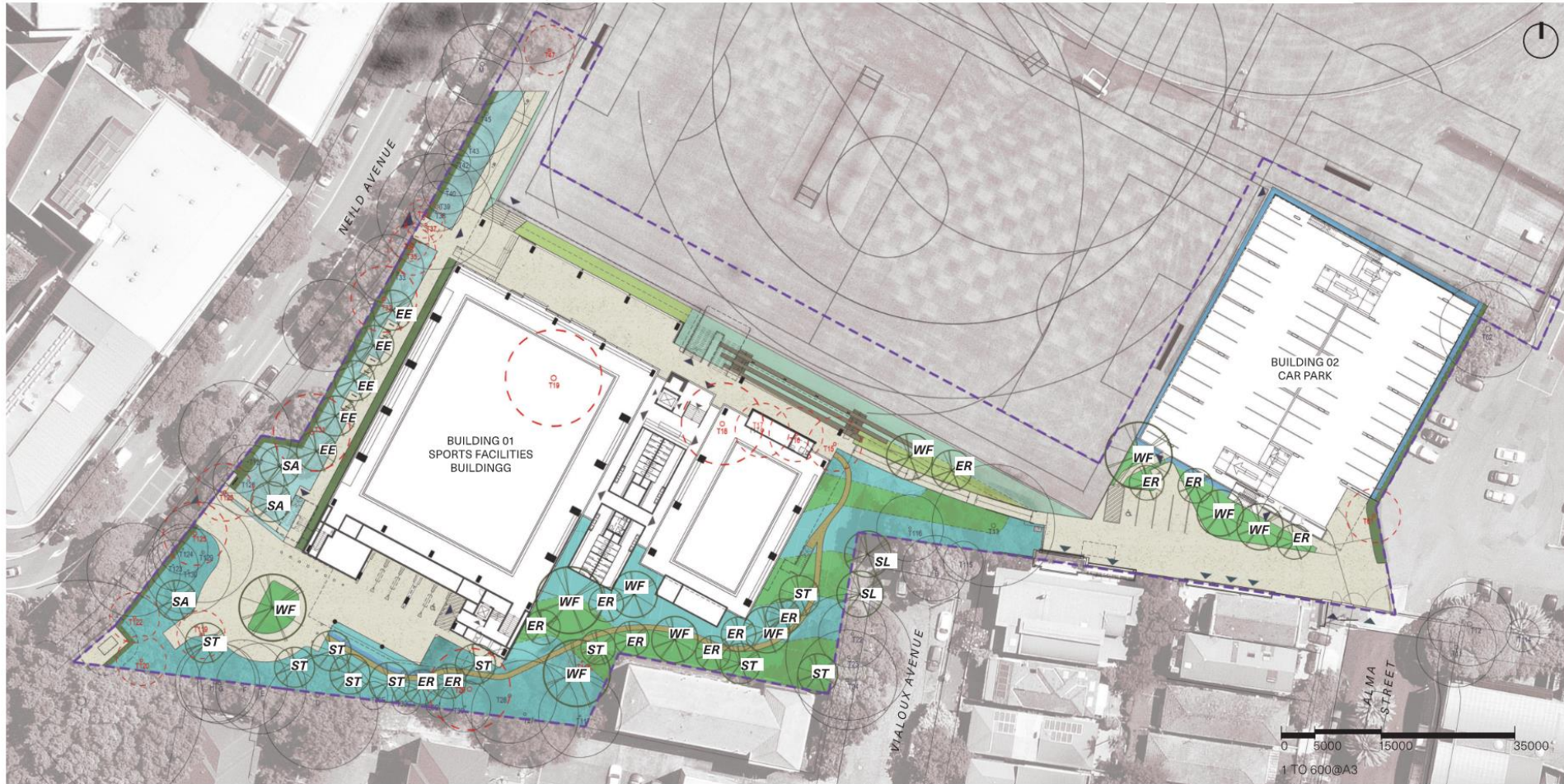
Code	Botanical Name	Common Name	Native/Exotic	Mature Size (H X W)
EE	<i>Elaeocarpus eumundi</i>	Quandong	Native	15 x 6 m
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Native	9 x 5 m
SA	<i>Syzygium australe</i>	Lilly-pilly	Native	8 x 6 m
SL	<i>Syzygium luehmannii</i>	Riberry Lilly Pilly	Native	10 x 4 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

- Shade/sun mix 1
- Shade/sun mix 2
- Sunny mix
- Climbers & Vines
- Turf
- Screen planting
- Extent of Works

- Proposed tree
- Proposed Street Tree
- Existing tree to be retained
- Existing tree to be removed





## Planting Palette

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Planting selection will be made to relate to the range of microclimate conditions across the site, utilising native species with a focus on Eastern Suburbs Banksia Scrub species for the understory.

### Trees



*Elaeocarpus reticulatus*



*Eucalyptus nicholii*



*Syzygium australe*



*Syzygium tierneyanum*



*Waterhousia floribunda*

### Shrubs



*Dillwynia retorta*



*Darwinia fascicularis*



*Callistemon citrinus*



*Acacia terminalis*



*Melaleuca squamea*



*Epacris longifolia*



*Banksia robur*



*Doryanthes excelsa*



# Planting Palette

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## Groundcovers & Grasses



*Cissus antarctica*



*Dianella revoluta*



*Viola hederacea*



*Pteridium esculentum*



*Carpobrotus glaucescens*



*Dianella caerulea*



*Themeda australis*



*Westringia fruticosa*



*Angiozanthos manglesii*



*Ficinia nodosa*



*Casuarina glauca*



*Dichelachne crinita*



*Billardiera scandens*



*Actinotus helianthi*



*Atriplex nummularia*





## MATERIALS





### HEALTHY

Indoor air quality and access to natural daylight



### COMFORTABLE

Thermal, Visual and Acoustic comfort



### EFFICIENT

Energy, Material and Water



### EASY TO MAINTAIN AND OPERATE



### ENVIRONMENTALLY RESPONSIVE

To changing climatic conditions



### CORRECTLY COMMISSIONED

System optimisation and Ensure building performance



### BE A TEACHING TOOL

Showcase the buildings sustainable attributes



### SAFE AND SECURE

For staff, students and visitors



### A COMMUNITY RESOURCE



### BE OF STIMULATING ARCHITECTURE

Invoke a sense of pride

## KEY SUSTAINABLE DESIGN INITIATIVES



The building will include renewable energy sources including PV cells on the roof

Sporting spaces have a mixed mode ventilation strategy where natural ventilation systems will be used when the outdoor conditions are favourable. Circulation spaces have been externalised.

The development will not burn fossil fuels on site. Standard gas hot water and pool heating systems have been replaced with energy efficient heat pumps.

Indoor environmental comfort has been considered including temperature, air flow, natural daylight, glare, noise, vibration and access to views

Maximise recycling and minimise waste both during construction and operationally.

Promote use of ethical products & minimise environmental impacts

The orientation of the building design of each façade and their unique shading systems have been designed to maximise natural daylight, minimise summer heat gain and facilitate natural ventilation

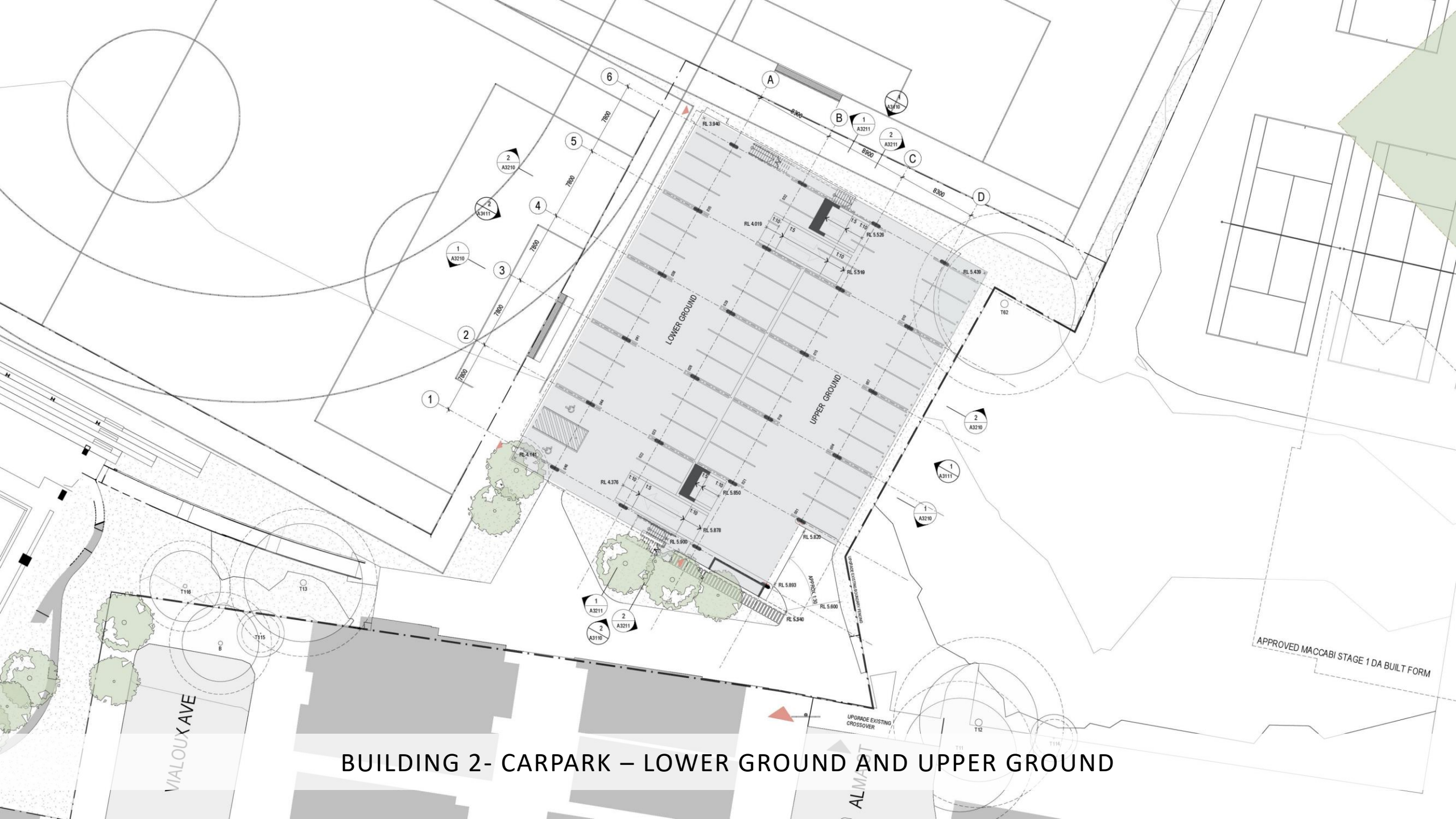
## KEY SUSTAINABLE DESIGN INITIATIVES





CURRENT SITE PLAN





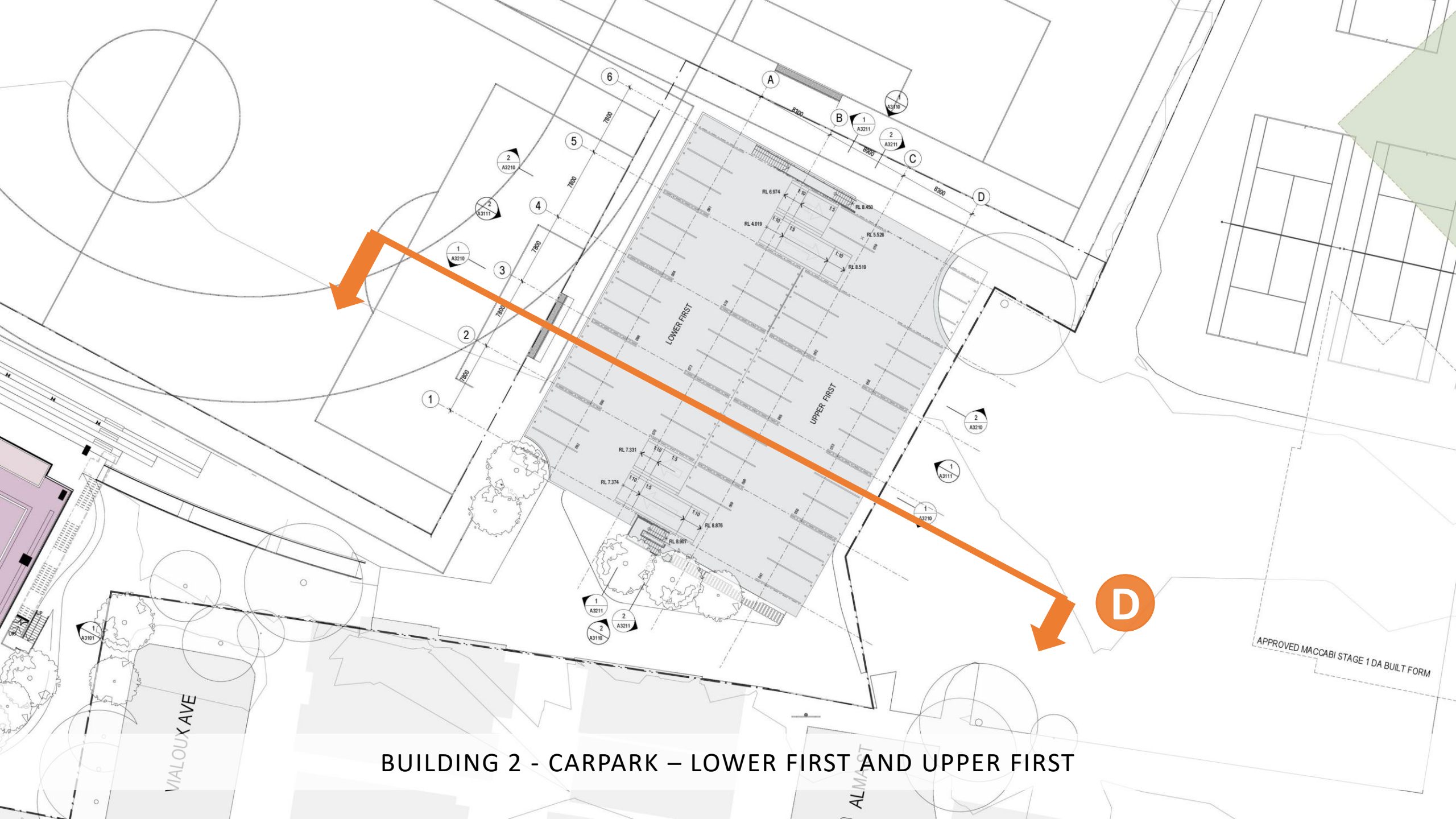
BUILDING 2- CARPARK – LOWER GROUND AND UPPER GROUND





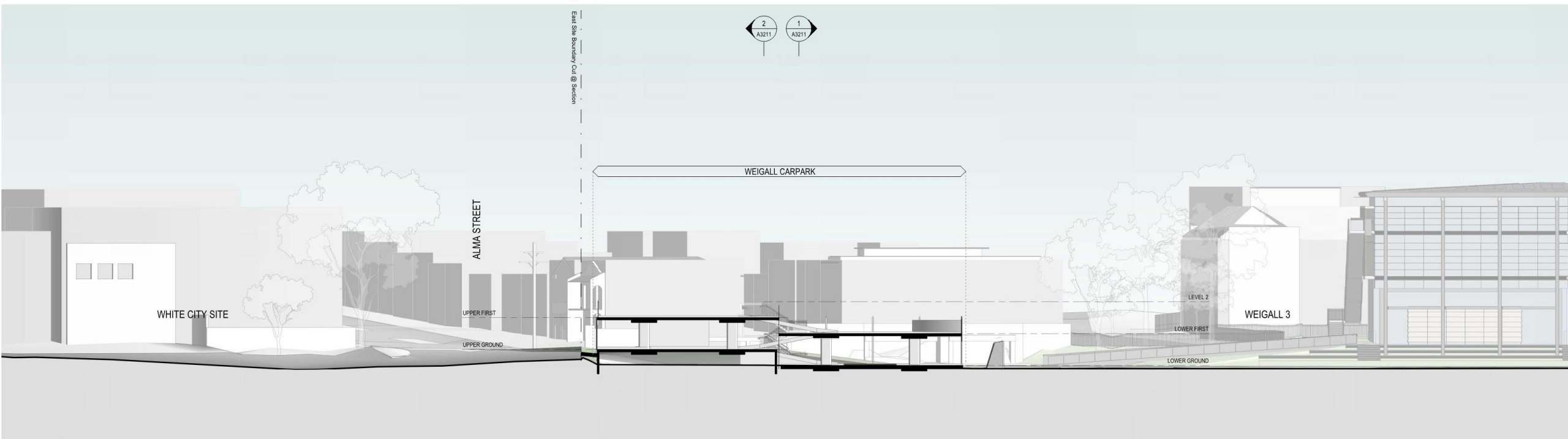
VIEW LOOKING NORTH WEST ALONG ALMA STREET



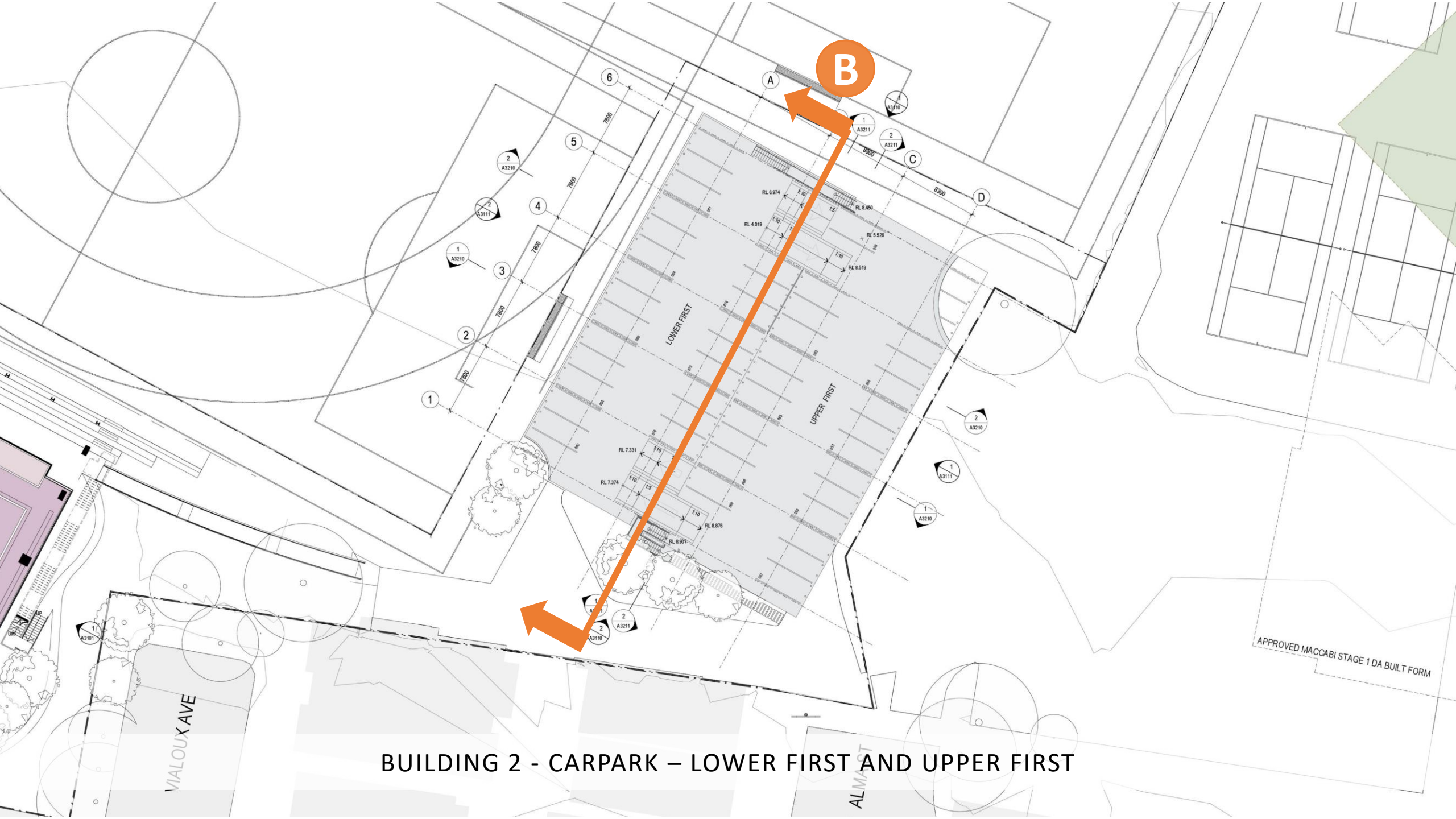


BUILDING 2 - CARPARK – LOWER FIRST AND UPPER FIRST



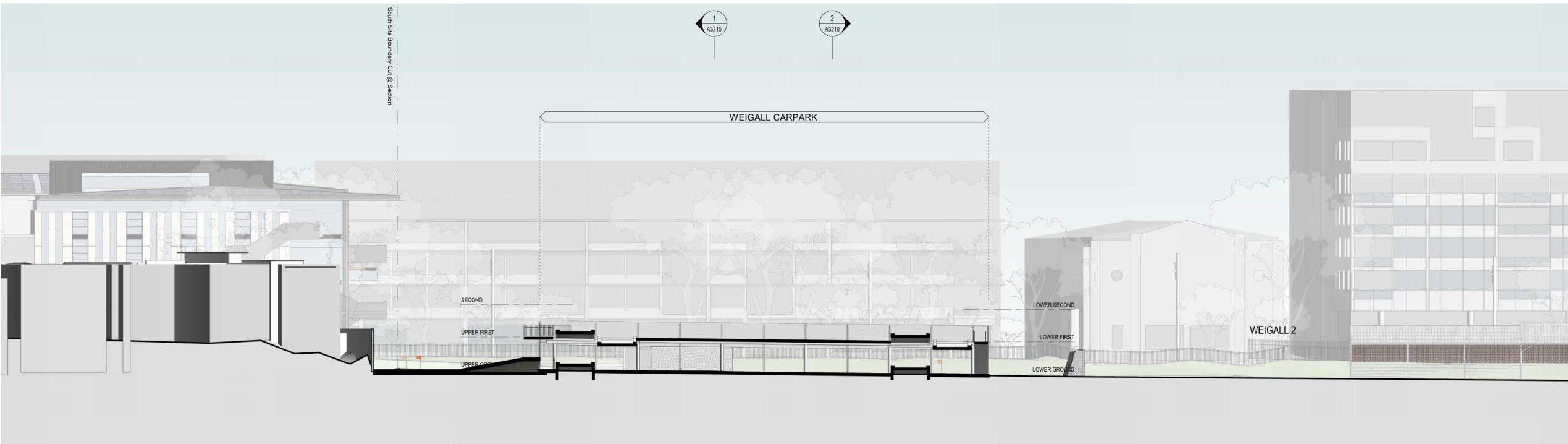


BUILDING 2 – CARPARK - SECTION D



**BUILDING 2 - CARPARK – LOWER FIRST AND UPPER FIRST**





BUILDING 2 - CARPARK – SECTION E



VIEW OF CARPARK FROM WEIGALL 3





VIEW OF CARPARK FROM WEIGALL 3





VIEW FROM CARPARK





VIEW FROM WEIGALL 3





SYDNEY GRAMMAR SCHOOL







VIEW LOOKING SOUTH ALONG NEILD AVENUE





VIEW LOOKING NORTH EAST AT BOUNDARY STREET/NEILD AVENUE INTERSECTION





VIEW LOOKING NORTH WEST ALONG VIALOUX AVENUE





VIEW OF WEIGALL SPORTS COMPLEX LOOKING SOUTH FROM PLAYING FIELDS



# Weigall Sports Complex

## Attendees

### Commissioners:

Peter Duncan AM

Professor Richard Mackay AM

### Panel Chair

### Office of the IPC:

Lindsey Blecher

Jane Anderson

Phoebe Jarvis

Senior Planning Officer

Senior Planning Officer

Senior Planning Officer

### Applicant:

Dr Richard Malpass

Sandra Robinson

Tina Tang

Jane Lloyd

Michael Heenan

Lee Collard

Anthony Di Cristo

Kate Luckraft

Jane Maze-Riley

Andrew Morse

Paul Davies

Headmaster – Sydney Grammar School

Director – Robinson Urban Planning

Director – Jattca Property

Project Team Member – Jattca Property

Director & CEO – Allen Jack+Cottier Architects

Studio Lead – Allen Jack+Cottier Architects

Project Lead – Allen Jack+Cottier Architects

Studio Director – Aspect Studios

Associate Director – Urbis

Managing Director – PTC Consultants

Paul Davies Architects Heritage Consultants

SYDNEY GRAMMAR SCHOOL

