



# Weigall Sports Complex, Sydney Grammar School (SSD-10421)

Recommendation from the  
Department of Planning,  
Industry and Environment to  
the Independent Planning  
Commission NSW



**Site location:**

- Sydney Grammar School, Weigall sports grounds, Neild Avenue, Rushcutters Bay
- 2 km south-east of the Sydney CBD

**Site zoning:**

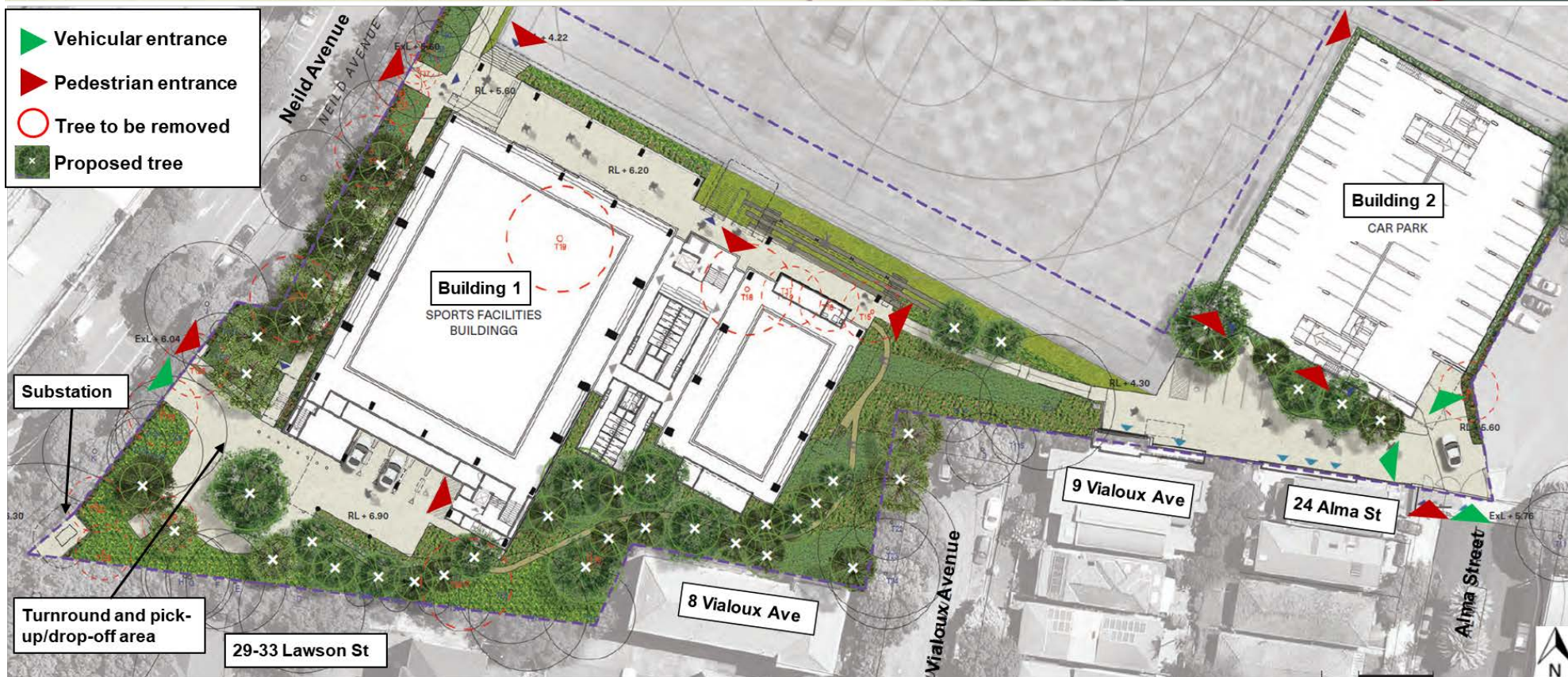
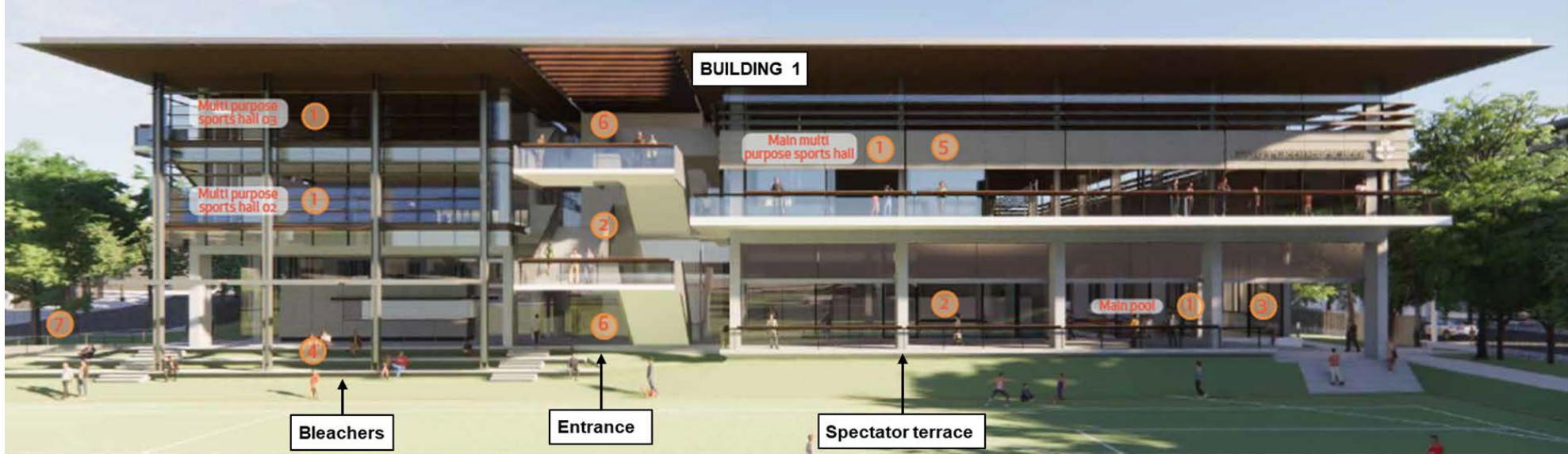
- R3 Medium Density Residential Zone; and
- RE2 Private Recreation Zone (Woollahra LEP 2014)

**Flooding:**

- Weigall sports grounds is subject to flooding with the application site subject to maximum flood depths of between 50mm to 500mm

**Neighbouring residential properties:**

- The southern boundary of the site adjoins residential properties on Lawson Street, Vialoux Avenue and Alma Street. Residential properties are also located west of the site on the opposite side of Neild Avenue.



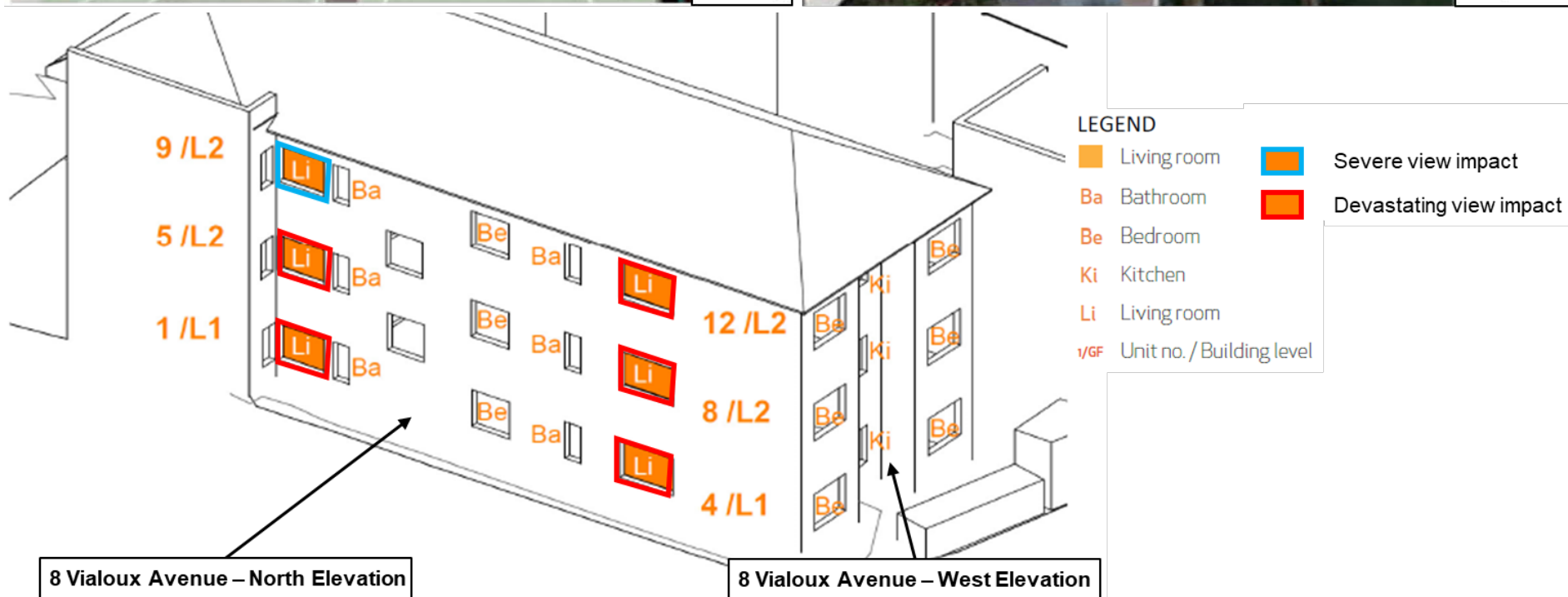
**Option 1  
(the proposal)**



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	
<i>Minimises impact to Valley Floor</i>	4
<i>Minimises impact to trees</i>	3
<b>Sub Total</b>	<b>7</b>
Least flood effected	8
Least impact to playing fields	9
Maximises northern orientation and aspect to playing fields	10
Minimises view impacts	
<i>South of Site</i>	1
<i>West of Site</i>	5
<b>Sub Total</b>	<b>6</b>
Minimises overshadowing impacts	5
Site coverage and land cost	8
Building cost	8
<b>79/100</b>	

**Neild St Option**

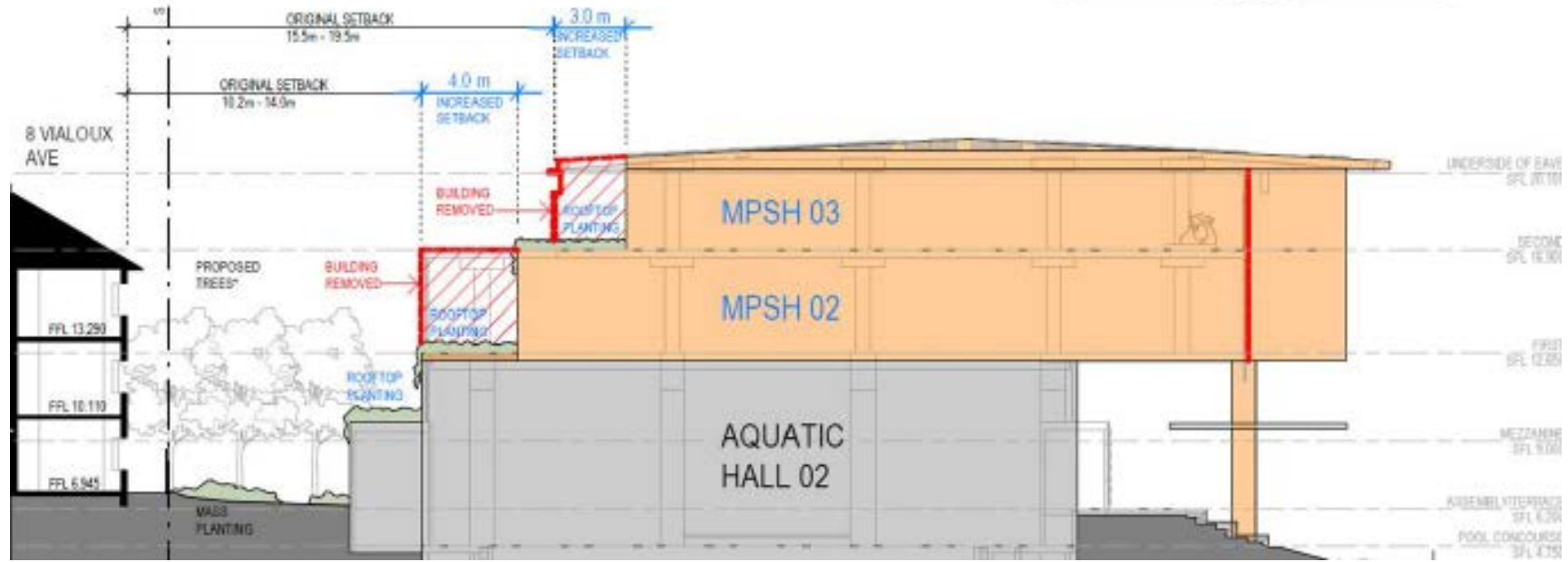
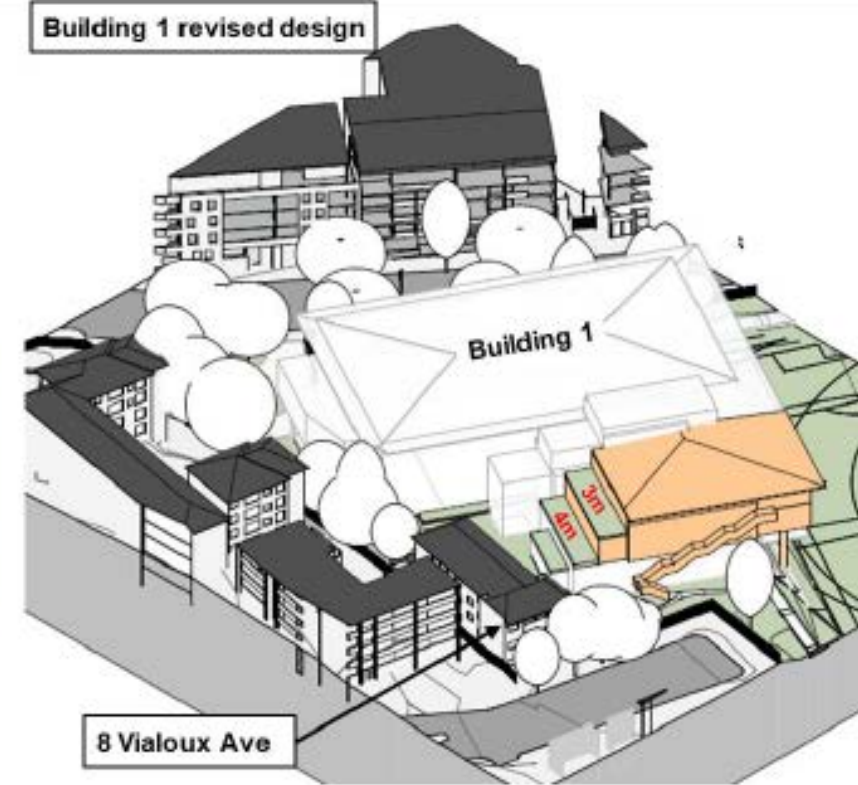


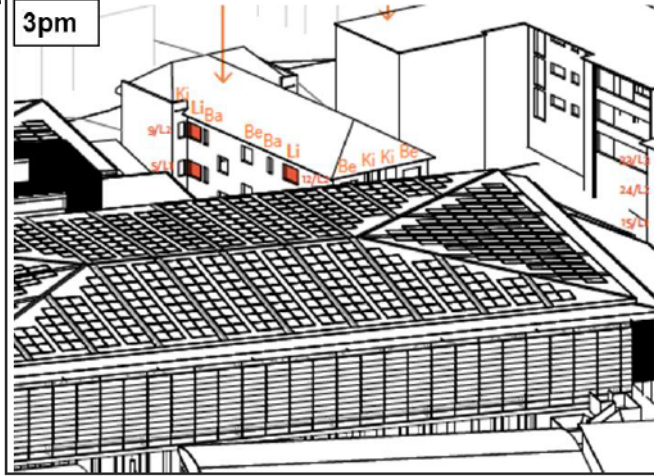
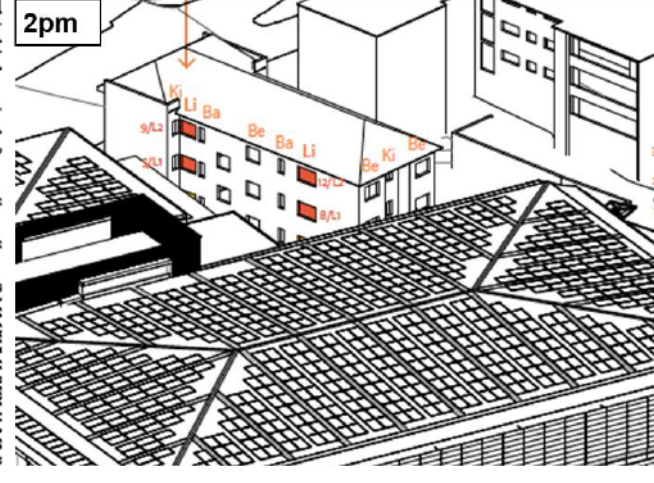
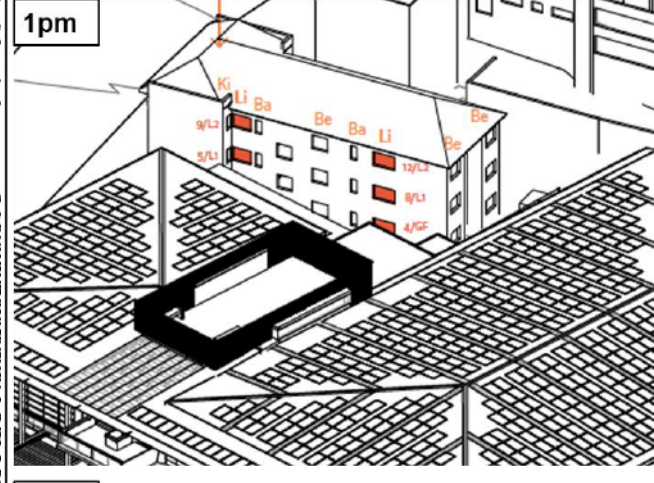
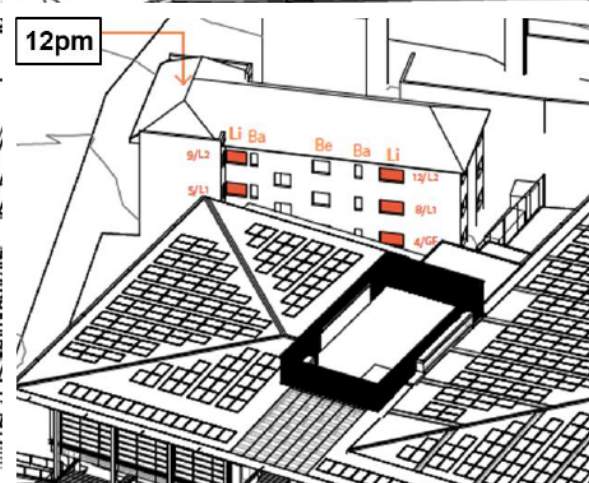
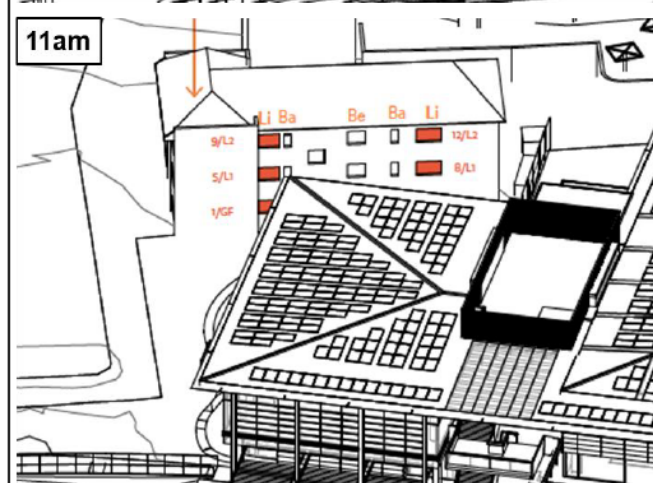
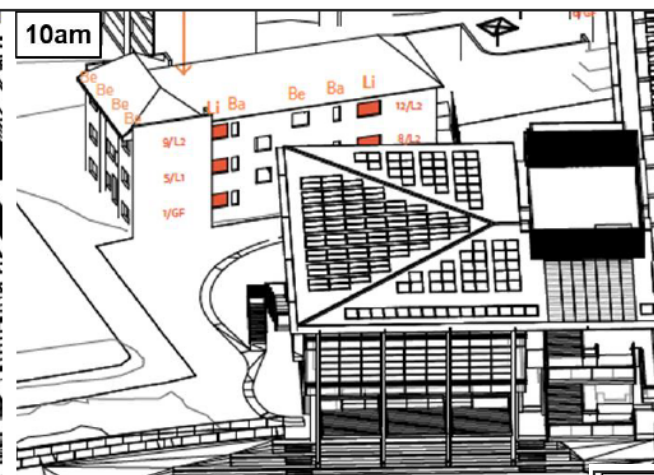
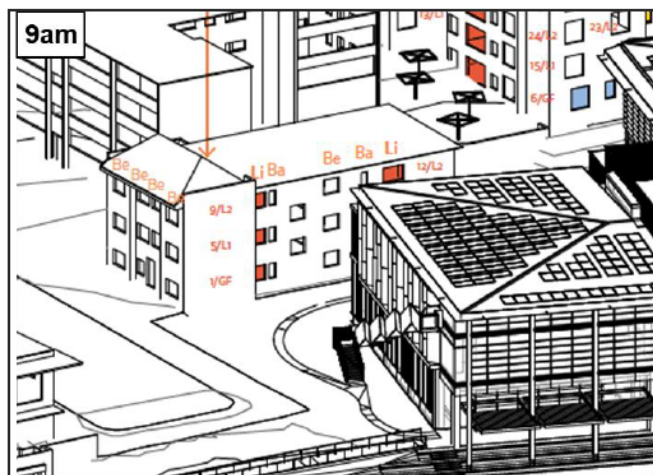


Building 1 current design



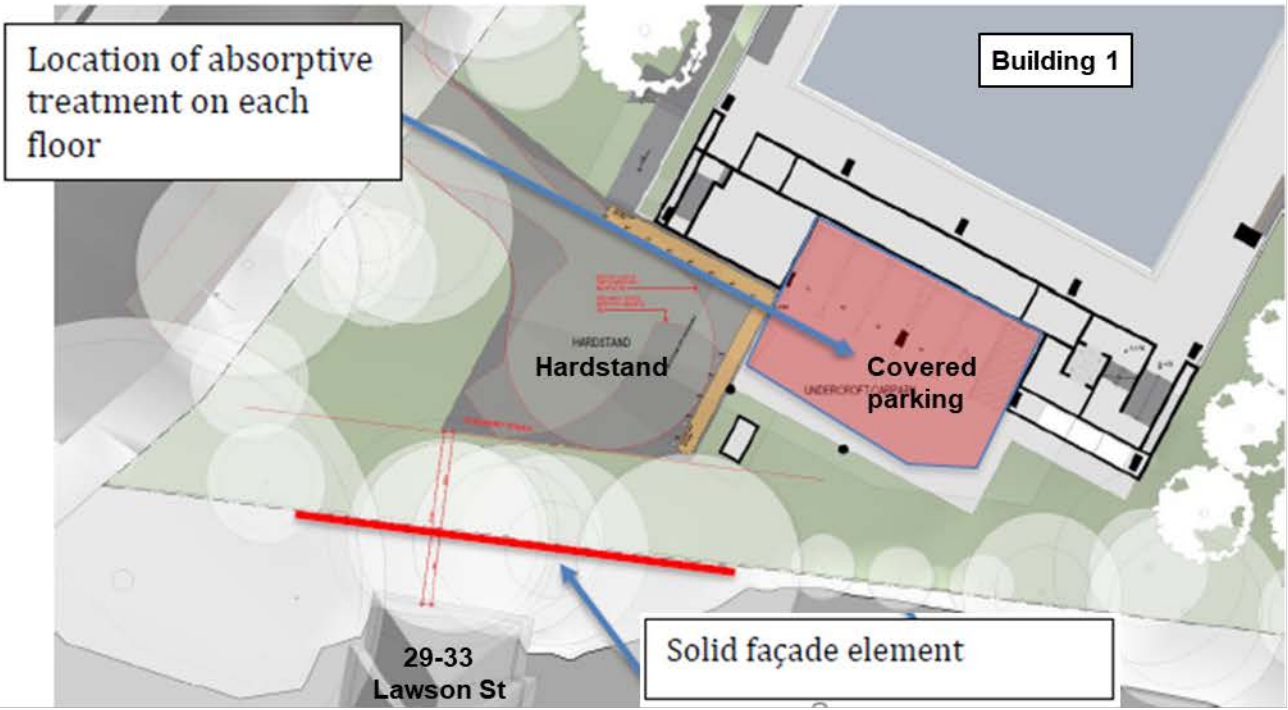
Building 1 revised design



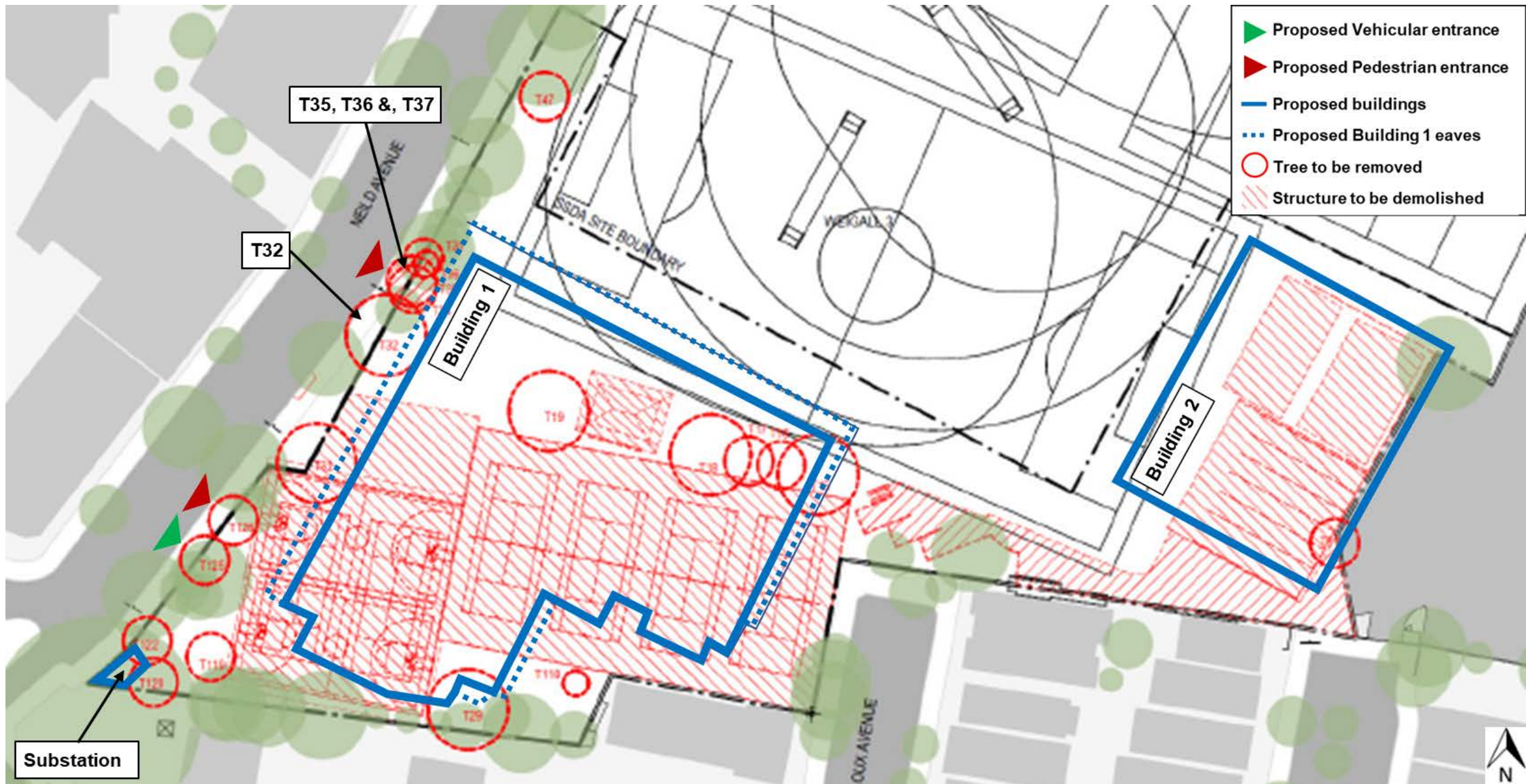


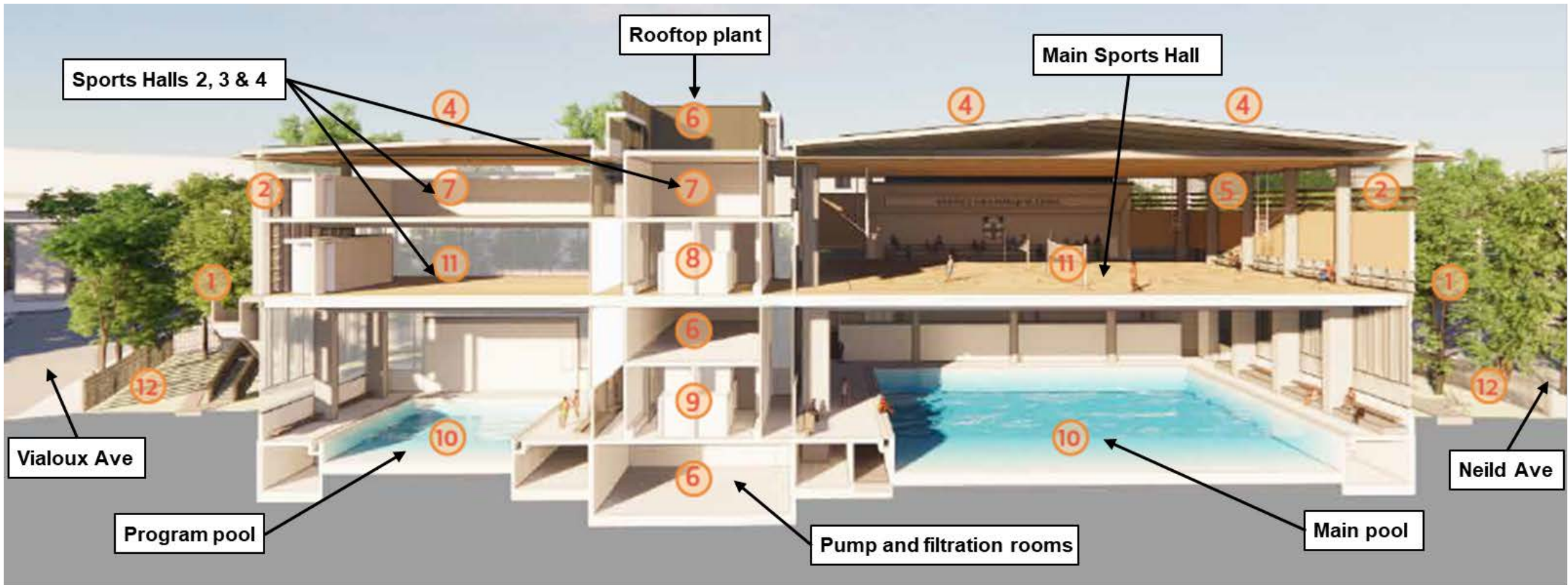
**KEY**

- 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
- Unit no. / Building level











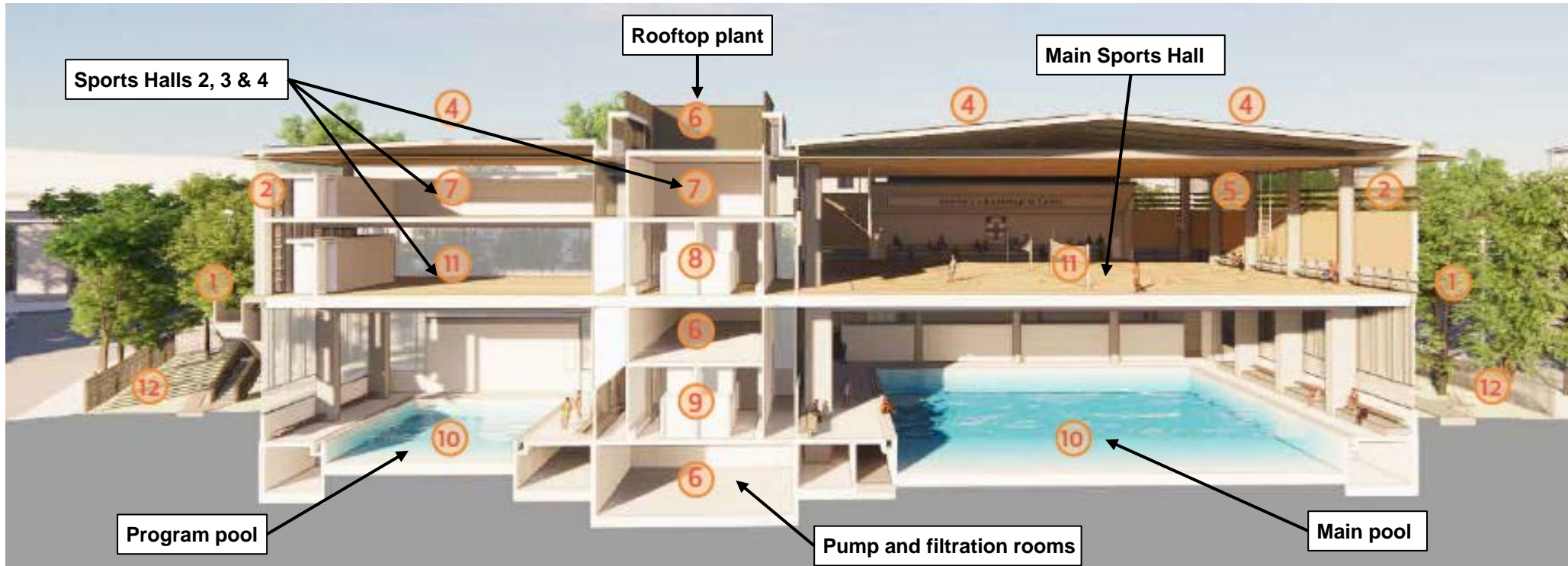
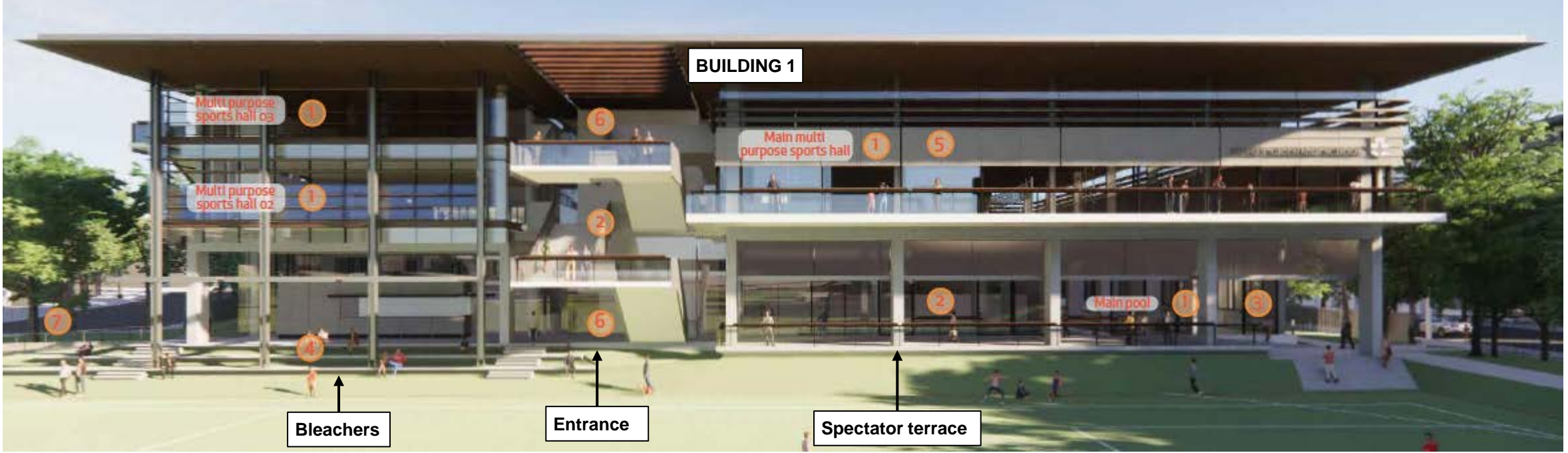
# Weigall Sports Complex, Sydney Grammar School (SSD-10421)

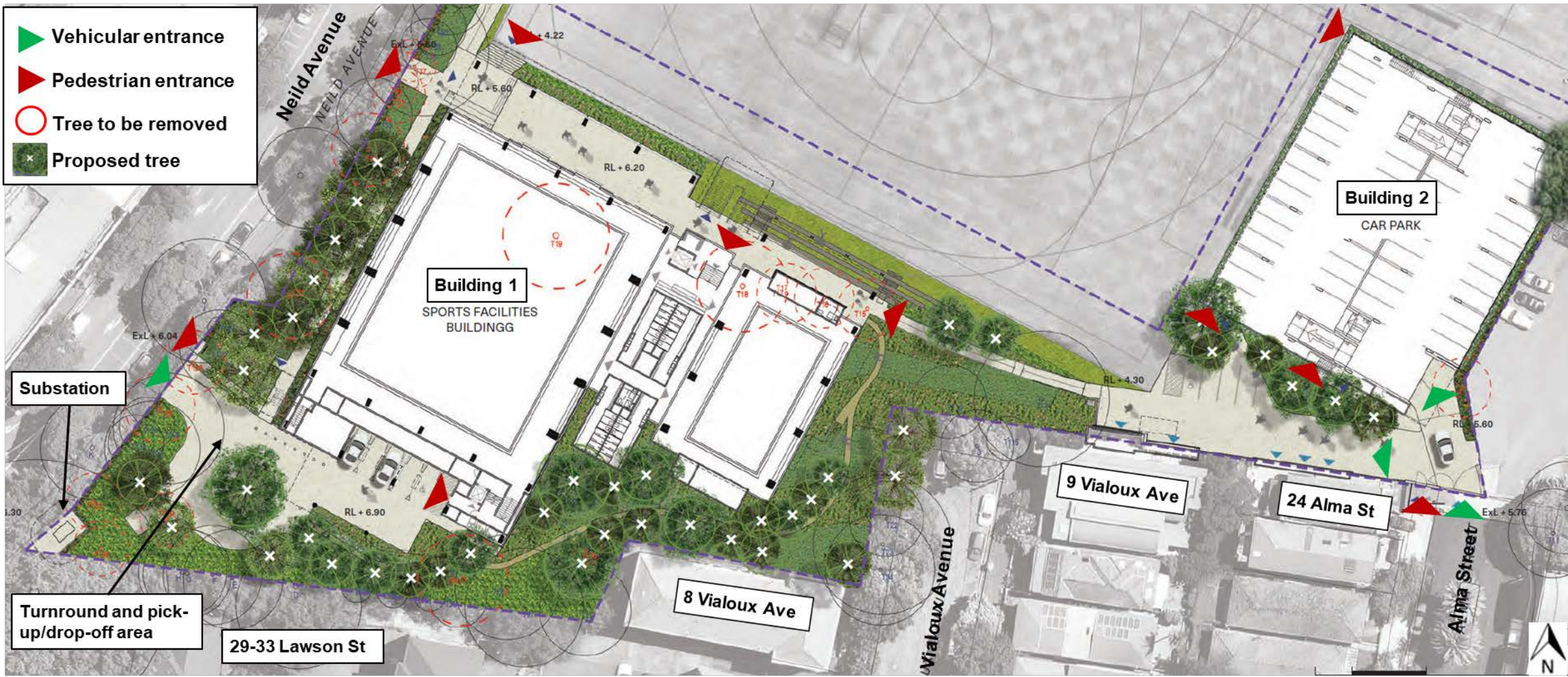
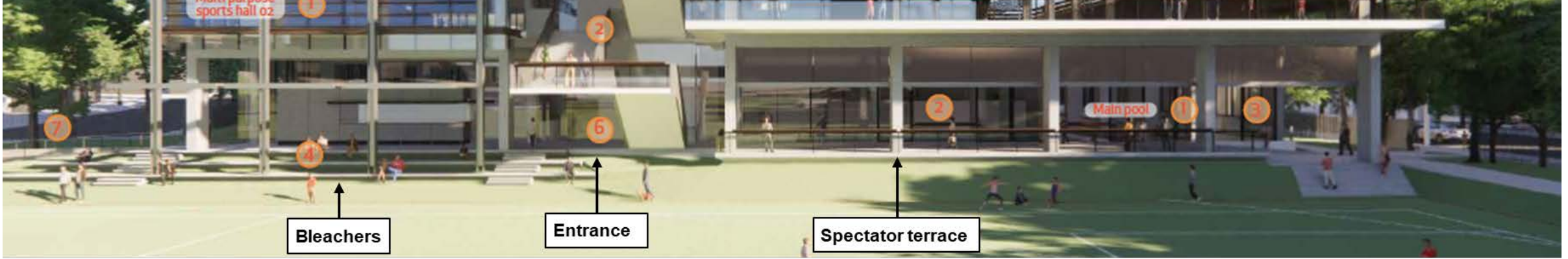
Recommendation from the  
Department of Planning,  
Industry and Environment to  
the Independent Planning  
Commission NSW













-  Vehicular entrance
-  Pedestrian entrance
-  Tree to be removed
-  Proposed tree



Substation

Turnround and pick-up/drop-off area

29-33 Lawson St

**Building 1**  
SPORTS FACILITIES BUILDINGG

**Building 2**  
CAR PARK

8 Vialoux Ave

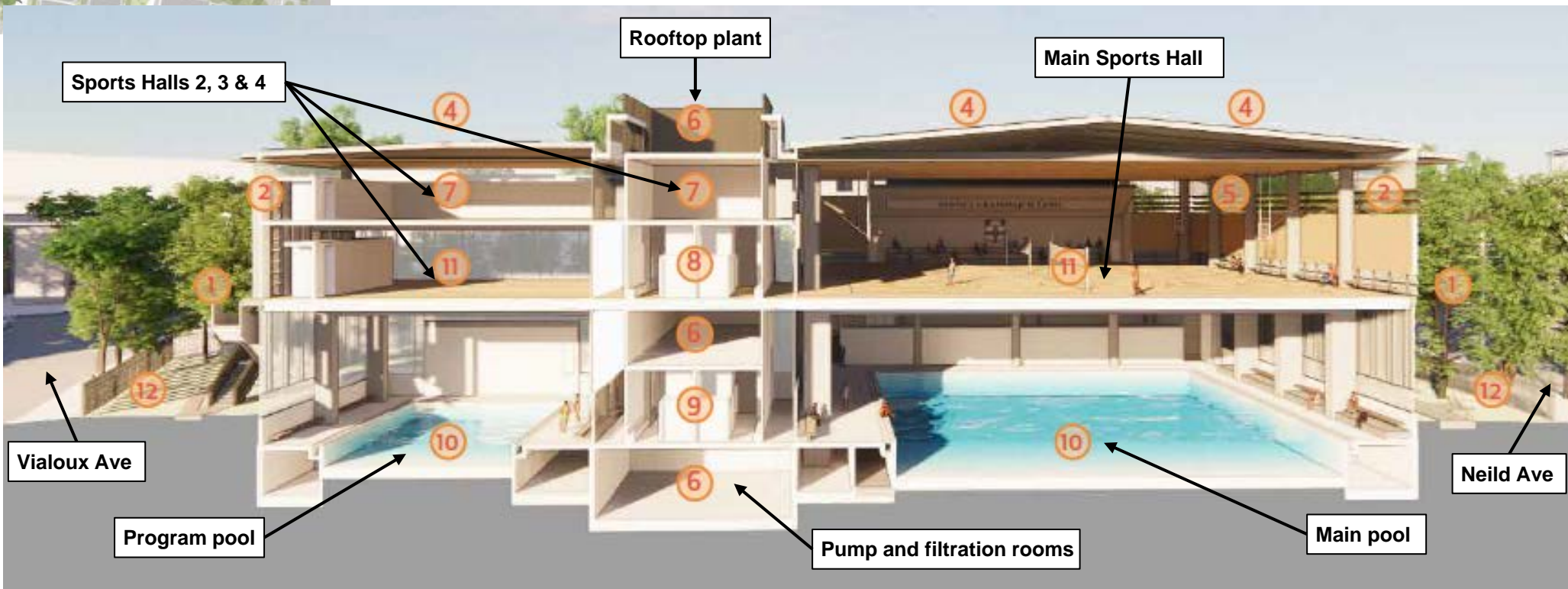
9 Vialoux Ave

24 Alma St

Alma Street



Neild St Option



Living room of Unit 5, 8 Vialoux Avenue



Living room of Unit 9, 8 Vialoux Avenue



-  Vehicular entrance
-  Pedestrian entrance
-  Tree to be removed
-  Proposed tree

