



Sydney Grammar School
c/- Ms Sandra Robinson
Robinson Urban Planning Pty Ltd
83 Fletcher Street
Tamarama NSW 2026

Our ref: SSD-10421

via email: [REDACTED]

Dear Ms Robinson

Subject: Weigall Sports Complex, Sydney Grammar School (SSD-10421) – Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

I refer to your correspondence dated 9 March 2020 requesting the issue of a waiver from the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the state significant development (SSD) application for the Weigall Sports Complex, Sydney Grammar School (SSD-10421).

Section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act) provides the following in relation to an application for SSD:

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

The authority of the “*Planning Agency Head*” to determine whether a proposed development is “*not likely to have any significant impact on biodiversity values*” has been delegated to Directors within the Planning and Assessment Division of the Department.

Accordingly, I have reviewed the application of the test of significance under sections 1.5 and 7.3 of the BC Act and clause 1.4 of the Biodiversity Conservation Regulation 2017 and considered the information provided in the letter prepared by Fraser Ecological dated 5 March 2020. I have determined that the development is not likely to have any significant impacts on biodiversity values and that the application does not need to be accompanied by a BDAR. A waiver under section 7.9 is therefore granted for the proposed development (being the Weigall Sports Complex, Sydney Grammar School (SSD-10421)).

The delegated *Environment Agency Head* in the Environment, Energy and Science Group of the Department has also granted a waiver in a letter dated 18 March 2020 and a copy of that letter is attached.

Please note that the waiver is issued in respect of the proposed development detailed in the Secretary’s Environmental Assessment Requirements submitted on 5 February 2020. Amendments to the development may require a further waiver to be sought and issued.

Should you have any enquiries regarding the above matter, please contact Jasmine Tranquille on (02) [REDACTED] or via email on [REDACTED]

Yours sincerely,

21/4/2020

Karen Harragon
Director, Social and Infrastructure Assessments
As delegate of the Secretary



Sydney Grammar School
c/- Ms Sandra Robinson
Robinson Urban Planning Pty Ltd
83 Fletcher Street
Tamarama NSW 2026

Our ref: SSD-10421

via email: [REDACTED]

Dear Ms Robinson

Subject: Weigall Sports Complex, Sydney Grammar School (SSD-10421) – Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

I refer to your request dated 2 July 2020 requesting the issue of a waiver from the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the state significant development (SSD) application for the Weigall Sports Complex, Sydney Grammar School (SSD-10421).

Section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act) provides the following in relation to an application for SSD:

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

The authority of the “*Planning Agency Head*” to determine whether a proposed development is “*not likely to have any significant impact on biodiversity values*” has been delegated to Directors within the Planning and Assessment Division of the Department of Planning, Industry and Environment (the Department).

Accordingly, I have reviewed the application of the test of significance under sections 1.5 and 7.3 of the BC Act and clause 1.4 of the Biodiversity Conservation Regulation 2017 and considered the information provided in the letter prepared by Fraser Ecological dated 14 July 2020. I have determined that the development is not likely to have any significant impacts on biodiversity values and that the application does not need to be accompanied by a BDAR. A waiver under section 7.9 is therefore granted for the proposed development (being the Weigall Sports Complex, Sydney Grammar School (SSD-10421)).

The delegated *Environment Agency Head* in the Environment, Energy and Science Group of the Department has also granted a waiver in a letter dated 17 July 2020 and a copy of that letter is attached.

Please note that the waiver is issued in respect of the proposed development detailed in the revised Secretary’s Environmental Assessment Requirements on 24 July 2020. Amendments to the development may require a further waiver to be sought and issued.

Should you have any enquiries regarding the above matter, please contact Prity Cleary on [REDACTED] or via email on [REDACTED]

Yours sincerely,

29/07/2020

Karen Harragon
Director, Social and Infrastructure Assessments
As delegate of the Secretary

From: [REDACTED]
To: Prity Cleary
Cc: [REDACTED]; "Tina Tang"; "Andrew Morse"; "Kasia Balsam"
Subject: FW: 19049 FW: Weigall Sports Complex (SSD-10421) - Request for additional information/clarification
Date: Thursday, 5 August 2021 8:31:44 AM
Attachments: [image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image002.jpg](#)

Dear Prity

Please see below our response to you email dated 2 August 2021 (showing our answers in red).

Regards

Sandra Robinson – Director
 Robinson Urban Planning Pty Ltd 83 Fletcher Street, Tamarama NSW 2026
 [REDACTED]



From: Prity Cleary <[REDACTED]>
Sent: Monday, 2 August 2021 3:58 PM
To: [REDACTED]
Subject: Weigall Sports Complex (SSD-10421) - Request for additional information/clarification

Hi Sandra,

We require some clarification on the recently submitted additional information:

1. What is the maximum vehicle trips generated for Weigall Sports grounds on the weekend?

The Weigall Sports Fields currently accommodate various sporting activities on weekends, throughout the year according to the sports seasons (cricket, rugby, tennis etc). This activity fluctuates although it is accommodated within the existing road network and the parking provision comprising the available off-street and on-street parking. The traffic surveys undertaken to underpin the traffic modelling include the traffic activity associated with a typical weekend and therefore the existing Weigall traffic activity is captured within the surveys and subsequent modelling. The surveys are not able to identify the exact trips associated with the Sports Fields as cars in the network cannot be differentiated; the vehicle access to Weigall is shared with the Hakoah Club car park and the use of on-street parking distributes a proportion of the activity across the network. Notwithstanding, however, ptc's traffic modelling confirms that there is ample spare capacity within the road network ~~within the~~ Saturday results under current Weigall Sports grounds usage. The proposed Weigall Sports Complex does not change the Sports Field activity other than the removal of tennis activity, which ptc has not deducted from the base traffic surveys, hence providing a conservative buffer. The specific number of trips associated with the Weigall Sports grounds has not been separately determined as it is assumed that the existing circumstances will remain the same in the future. Typical weekend traffic has been captured in the traffic surveys undertaken as part of the study for the development. Additional traffic generated by the new Weigall Sports Complex is catered for within the network.

2. Proposed hours of use:
 - a. Does SGS now propose to use the Building 1 facilities up to 10pm weekdays? (previously to 8pm). If so, it seems that there is no longer 'extended' hours just the proposed hours? **SGS uses would end at 7pm. Community uses would occur from 7.00pm to 10:00pm**
 - b. If SGS proposes to use facilities to 10pm / beyond standard school hours, confirm likely frequency. **See above, community uses only from 7pm to 10pm**
 - c. Are the 'extended hours' on Sundays just for community use or school as well? (previously just for community use)? **Yes for community use only, with no SGS use on Sundays**
 - d. How does the proposed Building 1 hours tie into the proposed limit of 'nine events per year' for use beyond 7pm imposed on Building 2 (OPM p10) – does this limit also apply to Building 1? **No. The 9 events per year are proposed to accommodate existing SGS Preparatory School events for example parent teacher interviews, fund raisers and art/music shows. Providing on-site parking on Building 2 would reduce demand for on-street parking.**
 - e. Clarify whether Monday to Friday use is for 'training' and weekend for 'competition' as existing? **Weekday SGS use is for training and PDHPE, weekend SGS use is for competition.**

To clarify the above, we have added a new column to the table in our letter of 28 July 2021 – see below

Table 1: Summary of existing and proposed hours

Day	Existing Weigall Playing Fields	Proposed Weigall Sports Complex All uses	Proposed Weigall Sports Complex SGS use	Proposed - extended Weigall Sports Complex Community use	Proposed Neild Avenue pick up/drop-off	Proposed Building 2 Car Park
Monday to Friday	6 30am to 6 00pm	6 00am to 10 00pm	6 00am to 7 00pm (training and PDHPE)	7 00pm to 10 00pm	Closed: 7 00pm Open: 6 00am	Closed: 7 00pm Open: 6 00am
Saturday	7 00am to 3 00pm	6 30am to 10 00pm	6 30am to 3 00pm (competition)	3 00pm to 10 00pm	Closed 3 00pm Saturday	Closed 3 00pm Saturday
Sunday	-	7 00am to 6 00pm	-	7 00am to 6 00pm	Open 6 00am Monday morning	Open 6 00am Monday morning

Monday to Saturday - 9 events per year						Closed 10 00pm
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Kind regards,

Prity Cleary
Senior Planner
Social and Infrastructure Assessments
Infrastructure Assessments



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The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: [Aditi Coomar](#)
To: [REDACTED]
Cc: [Matthew Rosel](#); [Karen Harragon](#)
Subject: Department's request for information - Sydney Grammar
Date: Monday, 6 September 2021 4:52:00 PM
Attachments: [image002.jpg](#)

Hi Sandra

Thank you for meeting with us on Friday.

As discussed on the phone, the Department would like you to provide us with the following information:

- A comprehensive summary of the reasons for which the Applicant considers the proposal to be reasonable despite any view loss that may be incurred to the apartments at 8 Vialoux Avenue.

By way of background, the VIA and the addendum to the VIA do not clearly iterate the reasonableness of the proposal per Step 4 of the Tenacity. It would be appreciated if this can now be provided.

- The reasons for which (including any supporting information), any further reduction in height and/or bulk and scale of Building 1 would not significantly improve the views of the neighbouring properties, especially 8 Vialoux Avenue.

It will be appreciated if you can please provide this information to us as soon as possible, preferably within this week.

Please feel free to contact me if you need any information or assistance.

Regards

Aditi

Kind Regards,
Aditi Coomar
Team Leader, School Infrastructure Assessments

Planning and Assessment | Department of Planning, Industry and Environment
T [REDACTED]
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
www.dpie.nsw.gov.au



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