

Item 4.**State Significant Development Application: 3 Joynton Avenue, Zetland - SSD-10381**

File No.: SSD-10381 (D/2021/1245)

Summary

Date of Submission:	22 October 2021
Applicant:	NSW Department of Education
Architect/Designer:	BVN Architects
Owner:	City of Sydney Council
Planning Consultant:	Architectus
Heritage Consultant:	City Plan
DAP:	12 August 2021
Cost of Works:	\$56,521,350
Zoning:	The site is zoned 5(a) Special Uses under the South Sydney Local Environmental Plan 114. The proposed use is permissible with consent in the zone.
Proposal Summary:	<p>The application proposes construction of the Green Square Integrated Community Facility and School, being a public primary school (Kindergarten to Year 6), community facilities and associated works.</p> <p>The scope of proposed works comprises the following:</p> <ul style="list-style-type: none">• Public primary school including capacity for up to 600 students and 60 staff, 24 home bases, canteen, Out of Hours Care (OHSC), Covered Outdoor Learning Space (COLA), Communal Hall, Library, multi-purpose games court, administration support spaces, outdoor learning areas and ancillary spaces.• Community facilities for exclusive community use, comprising two multi-purpose spaces (1A and 1B) at ground level.

- **Shared facilities** to be used by both the school and the community, consisting of the communal hall, multi-purpose space, multi-purpose games court and ground level courtyard.

The proposal is a State Significant Development Application pursuant to Clause 2.6(1) and clause 15(1) of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021, as it is 'development that has a capital investment value of more than \$20 million that is for the purpose of a new school.'

On 25 June 2020, the Minister for Planning and Public Spaces delegated his consent authority functions for the development of the site to the City of Sydney. On 30 June 2020, the Secretary of the Department of Planning and Environment delegated responsibility for assessment of the application and related functions to the City of Sydney. The assessment, notification and report processes are in accordance with the requirements of the EP&A Act and as recommended by the Department of Planning and Environment.

The applicant has undertaken a competitive design process in accordance with the City's requirements. The scheme prepared by BVN Architects was unanimously selected as the winning scheme and was the most convincing response to the objectives of the Design Competition Brief. The proposed design is generally consistent with the winning scheme as determined by the competition jury on 5 March 2020.

The Environmental Impact Statement and Response to Submissions adequately address the Secretary's Environmental Assessment Requirements (SEARs). The proposed development generally complies with the planning controls that apply to the site.

The City publicly exhibited the application for 28 days between 27 October and 25 November 2021. Three submissions from government and statutory agencies were received. Six public submissions were received, of which three were in support of the proposal and three raised issues for consideration. In response to the issues raised, the applicant submitted a Response to Submissions (RtS) report which provided additional information and justification for the proposal.

The site is actively owned by the City of Sydney Council and will provide new community facilities to be owned and operated by the City in addition to the school. The development application has been assessed independently of Council by an external consultant planner to address any perceived conflicts of interest and in accordance with the City's protocol for the external assessment of DAs. The external planning consultant's assessment report is provided at Attachment A.

Subject to the recommended conditions provided in Attachment B, the proposed development is acceptable for a number of reasons. The proposal is consistent with the strategic planning framework for the site as it will provide essential education and community infrastructure to support the Green Square area. The proposed development is considered to exhibit design excellence and is consistent with the winning scheme and recommendations of the competition jury. The proposed built form responds appropriately to the site and its context and will provide a high level of amenity for future users of the site. Environmental impacts such as operational management, heritage, traffic and access and sustainability have been adequately assessed, subject to recommended conditions of consent.

The proposal will be in the public interest as it is consistent with the relevant planning controls for the site and will provide essential school and community infrastructure to meet the demands of the growing Green Square urban renewal area.

Summary Recommendation: The development application is recommended for approval, subject to conditions.

Development Controls

- (i) SEPP (Planning Systems) 2021
- (ii) SEPP (Transport and Infrastructure) 2021
- (iii) SEPP (Industry and Employment) 2021
- (iv) SEPP (Resilience and Hazards) 2021
- (v) SEPP (Biodiversity and Conservation) 2021
- (vi) South Sydney Local Environmental Plan 114 (Southern Industrial and Rosebery/ Zetland Planning Districts)
- (vii) South Sydney Local Environmental Plan 1998

Attachments:

- A. Independent Assessment Report
- B. Recommended Conditions of Consent
- C. Selected Drawings
- D. Architectural Design Competition Report

Recommendation

It is resolved that consent be granted to State Significant Development Application no. SSD-10381 (D/2021/1245) subject to the conditions set out in Attachment B to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The proposal is consistent with the applicable strategic planning framework by providing a new school and community facilities to support the recent housing growth experienced within the Eastern City and specifically the Green Square – Mascot Strategic Centre / growth area.
- (B) The Applicant has undertaken a competitive design process in accordance with the City's policy, to which the proposed development is generally consistent. The Applicant has retained the majority of key features identified for retention by the Competition Jury and where not the proposed change has been adequately justified. Further the scheme has adequately resolved matters identified by the Jury for further resolution.
- (C) The development is permissible in the zone in accordance with the requirements of SSLEP 114, is in accordance with the requirements of GSTC DCP 2012 (although this technically does not apply to SSD) and responds appropriately to heritage items on the site and in the vicinity.
- (D) The application demonstrates design excellence.
- (E) The development is anticipated to create 227 construction and 50 ongoing operational jobs.
- (F) The development has provided sufficient information to address the SEAR.
- (G) All other issues have been appropriately addressed by recommended conditions of consent.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Samantha Kruize, Senior Planner