

Attachment A

Independent Assessment Report



Green Square Integrated Community Facility and School (GS ICFS)

State Significant Development Assessment SSD 10381
(Council reference D/2021/1245)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CBD	Central Business District
City	City of Sydney
CIV	Capital Investment Value
CoS	City of Sydney Council
CPP	Community Participation Plan
Crown Lands	Crown Lands, DPIE
CSPC	Central Sydney Planning Committee
Department	Department of Planning and Environment
DESI	Detailed Environmental Site Investigation
EFSG	Educational Facility Standards and Guidelines
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
GS ICFS	Green Square Integrated Community Facility and School
Heritage	Heritage NSW, Department of Premier and Cabinet
LEP	Local Environmental Plan
Minister	Minister for Planning and Minister for Homes

NPWS	National Parks & Wildlife Service, DPIE
NRAR	Natural Resources Access Regulator, DPIE
RMS	Roads and Maritime Services, TfNSW
RtS	Response to Submissions
SEARs	Planning Secretary's Environmental Assessment Requirements
Planning Secretary	Secretary of the Department of Planning and Environment
PSI	Preliminary Site Investigation
RAP	Remediation Action Plan
School Infrastructure NSW	Department of School Infrastructure NSW
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
SSI	State Significant Infrastructure
TfNSW	Transport for NSW

Executive Summary

This report provides an assessment of a proposal for the construction of the Green Square Integrated Community Facility and School, being a public primary school (Kindergarten to Year 6), community facility and associated works.

The scope of the proposed works comprises:

- A new public primary school (Kindergarten – Year 6) which includes:
 - capacity for up to 600 students and 60 staff;
 - 24 home bases;
 - 1 Canteen;
 - Out of Hours School Care (OHSC);
 - Covered Outdoor Learning Space (COLA);
 - Communal Hall (located at the ground level, which is to be shared with the community outside school hours);
 - Library;
 - Multi-purpose games court;
 - Administration support spaces;
 - Outdoor learning spaces and play spaces, including a central courtyard at ground level and rooftop play area; and
 - Staff rooms, administrative offices, interview rooms, storerooms and amenities.
- Community Facilities, solely for community use consisting of two multi-purpose spaces 1A and 1B (at ground level) with kitchenette, amenities and storage.
- Shared Facilities to be used by both the school and the community consisting of:
 - Communal Hall, Multi-purpose space, Multi-purpose Games Court, and ground level courtyard.
- Bicycle parking for the community facilities and the school facilities.

A design excellence competition has been held for the proposal and the proposed design is generally consistent with the winning scheme as determined by the Design Excellence Jury on 5 March 2020. The Jury selected the BVN Architects design as the preferred scheme to progress to development application stage. BVN Architects is the nominated architect for the proposal with the design being prepared in conjunction with landscape architects Turf Design Studios.

The proposal is a State Significant Development Application in accordance with Clause 2.6(1) and Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as it comprises a new school with a capital investment value greater than \$20 million in accordance with clause 15(1)(a) Educational Establishments. On 25 June 2020 the Minister for Planning and Public Spaces delegated his consent authority functions to the City of Sydney in respect of the application. Further 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.

Engagement

The City publicly exhibited the application for 28 days from 27 October 2021 to 25 November 2021. In response, the City received three (3) submissions from government and statutory agencies and six (6) public submissions of way of letter of support however raising some issues for consideration. Key issues raised in public submissions are listed in **Section 5.3**.

In response to issues raised in submissions and a preliminary review by the City, the Applicant submitted a RtS report on 28 February 2022 which provided additional information, diagrams and justification for the proposal. The RtS was not required to be exhibited as it did not comprise any significant changes to the proposed design.

Assessment

The City has undertaken a detailed assessment of the proposal and has carefully considered the issues raised in submissions. The City considers the proposal is acceptable for the reasons outlined below.

Strategic Planning Framework

The proposal is consistent with the strategic planning framework established for the site. In particular, the proposal is consistent with the objectives of the Greater Sydney Region Plan and the Eastern City District Plan as it will provide education and community infrastructure and services to support the recent and planned growth within the Green Square area.

Design Excellence

The Applicant undertook a competitive design process in accordance with the City's provisions, with the proposed development being consistent with the winning scheme and the recommendations of the Competition Jury. As discussed within the report, the development achieves the principles of design excellence.

Built Form

As identified by the Design Competition Jury the scheme responds to the site and its surrounding context through scale, form, materiality and design. The building has been designed as a perimeter block with strong, simple lines and varying parapet heights. It has a formal and clear presentation with a fresh and distinctive cladding character and it demonstrates a horizontal nature that responds well to the architecture of the Gunyama Park Aquatic and Recreation Centre to the east and the adjacent heritage precinct.

The scheme proposes a multi-purpose court on the corner of Zetland Avenue and Portman Street to enhance visual and physical linkages into and through the site. The permeable nature of the court creates multiple linkages through and into the site, while the double height space invites daylight access through the centre of the site. This design feature is a key merit of the scheme and creates an open and inviting ground plane enhanced by north south and east west pedestrian and visual connections.

The approach to education is simple, with learning hubs provided on Levels 1 and 2 and play spaces provided on Ground Level and the Rooftop. A high level of amenity is provided within the building for all users including students, staff, community users and the general public.

Heritage

The proposal has been designed having regard to the site's heritage significance and to be compatible with the character and form of adjacent heritage items. The design allows adequate curtilage to nearby heritage items to ensure these remain a dominant feature of the precinct.

Operational Management

A detailed Operational Management Plan has been submitted to address the various individual uses and shared spaces on site including management and operational measures to minimise any adverse impacts and to ensure appropriate security arrangements for the school use.

Traffic and Access

The proposal does not provide any parking on site and will primarily be accessed by students, staff and community members via public transport, walking and cycling. This is considered appropriate given the high-density nature of the surrounding area and the high level of accessibility by public transport and active transport modes including walking and cycling. The traffic impacts of the proposal are considered to be acceptable given the low estimated mode share that is attributable to private motor vehicle. In this regard it is noted that a School Travel plan is to be prepared that promotes the use of active and sustainable transport modes and the application has identified the potential staging of school hours as the school expands to full capacity to manage travel demand. The Applicant will continue to work with Council in this regard. The drop off, loading, servicing, bicycle parking and pedestrian access arrangements are considered appropriate.

Sustainability

The scheme has adopted a high level of environmental sustainability proposing a 5-star Green Star Design and As Built equivalency design. In conjunction with the Green Star Design & As-Built rating, the project will also be developed in line with the sustainability frameworks set out by School Infrastructure NSW and City of Sydney and incorporates the following sustainability initiatives:

- Passive design elements to reduce the energy demand of the building in operation and improve indoor environment quality and thermal comfort for students and staff;
- High performance façade and glazing, efficient lighting and lighting zoning, solar PV, selection of appliances with high energy efficiency ratings;
- Preliminary consideration of the building design's resilience to climate change impacts;
- Good daylight, visual comfort and acoustic design in both buildings to support their functions as training and teaching spaces and private staff areas;
- Best practice waste management principles in operation and for the demolition works to avoid waste to landfill;
- Enhanced greening to improve air quality and reduce the urban heat island effect, water efficient fixtures and fittings (high WELS ratings), and rainwater collected from the roof and stored for use on-site; and
- Verification of the above initiatives will be undertaken through Green Star Design & As Built v1.3 formal certification.

Conclusion

The proposal will provide much needed community and school infrastructure to meet the demands of the growing Green Square community. It has been designed to be consistent with relevant planning

controls for the site and having regard to the site's heritage significance. No areas of non-compliance have been identified. The development follows a competitive design process and will achieve design excellence in particular contributing positively to the public domain through an exemplar design with a high level of public accessibility and connectivity.

Subject to conditions, it is considered that the development will result in a development of excellence that will provide a high standard of amenity for students, staff and members of the community utilising the shared facilities.

The proposal is considered to be in the public interest and is therefore recommended for approval subject to conditions.

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1 Introduction

The NSW Department of Education (the Applicant) seeks consent for the construction of the new Green Square Integrated Community Facility and School, being a public primary school (Kindergarten to Year 6), community facilities and associated works.

The scope of the proposed works comprises the following:

- A new public primary school (Kindergarten – Year 6) which includes:
 - A capacity for up to 600 students and 60 staff;
 - 24 home bases;
 - 1 Canteen;
 - Out of Hours School Care (OHSC);
 - Covered Outdoor Learning Space (COLA);
 - Communal Hall (located at the ground level, which is to be shared with the community outside school hours);
 - Library;
 - Multi-purpose games court;
 - Administration support spaces;
 - Outdoor learning spaces and play spaces, including a central courtyard at ground level and rooftop play area; and
 - Staff rooms, administrative offices, interview rooms, storerooms and amenities.
- Community Facilities, solely for community use consisting of two multi-purpose spaces 1A and 1B (at ground level) with kitchenette, amenities and storage.
- Shared Facilities to be used by both the school and the community consisting of:
 - Communal Hall, Multi-purpose space, Multi-purpose Games Court, and ground level courtyard.
- Bicycle parking for the community facilities and the school facilities.

A design excellence competition has been held for the proposal and the proposed design is generally consistent with the winning scheme as determined by the Design Excellence Jury on 5 March 2020. The Jury selected the BVN Architects design as the preferred scheme to progress to development application stage. BVN Architects is the nominated architect for the proposal with the design being prepared in conjunction with landscape architects Turf Design Studios.

1.1 Site Context

The site is located approximately 4.5km to the south of the Sydney CBD with Waterloo and Redfern to the north, Moore Park to the east, Kensington to the southeast, Beaconsfield to the south and Alexandria to the west.



Figure 1 | Regional Context Map (Source: BVN)



Figure 2 | Precinct location and key elements (Source: BVN)

1.2 The Site

The site is located at 3 Joynton Avenue, Zetland NSW 2017 and is legally described as Lot 2 of Deposited Plan 1174641. The site has an area of 2,710m² and is owned by the City with a stratum proposed (above ground level) on a 99-year lease to the DoE for a public primary school.

The site is located within the City of Sydney (Council) Local Government Area (LGA) and is in the north western corner of the Green Square Community and Cultural Precinct which forms part of the Green Square Town Centre.

The site is currently occupied by the Green Square community hall and carpark, a 3-storey hydrotherapy facility and associated open space to the south and west of the building. The hydrotherapy facility was decommissioned in late 2020, with the site presently used for parking and the storage of construction materials.

The Green Square Community and Cultural Precinct contains several former hospital buildings ranging from one to three storeys which have been repurposed as community facilities. These include Main Administration Building (Green Infrastructure Building), The Pathology Building (Banga Community Shed), the Outpatients Building (Waranara Early Childhood Centre), the Esme Cahill Building (Joynton Avenue Creative Centre) and the Pathology Building as shown in Figures 3 and 4 below.

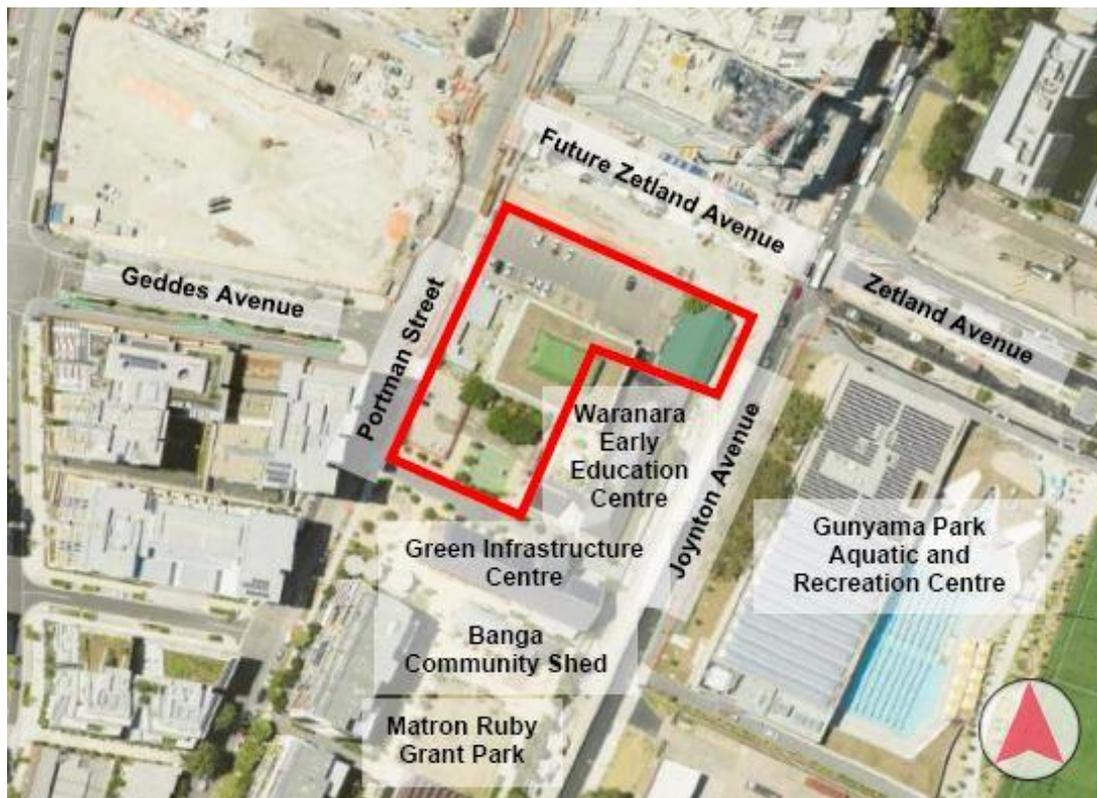


Figure 3 | Local Context Map (Source: MetroMap with Architectus edits)



Figure 4 | Green Square Community and Cultural Precinct (Source: Architectus)

Note: site shown with red border. Existing structures are numbered (1) The Joynton Avenue Creative Centre; (2) The Banga Community Shed; (3) The Waranara Early Childhood Centre (Outpatients Unit); (4) the Green Infrastructure Building; (5) Rehabilitation building; (6) Neurological building.



Figure 5 | View south along Joynton Avenue (Source: BVN Architects)



Figure 6 | View along Portman Street, facing north (Source: BVN Architects)



Figure 7 | View east along Geddes Avenue (Source: BVN Architects)



Figure 8 | View north along the eastern Portman Street footpath (Source: BVN Architects)

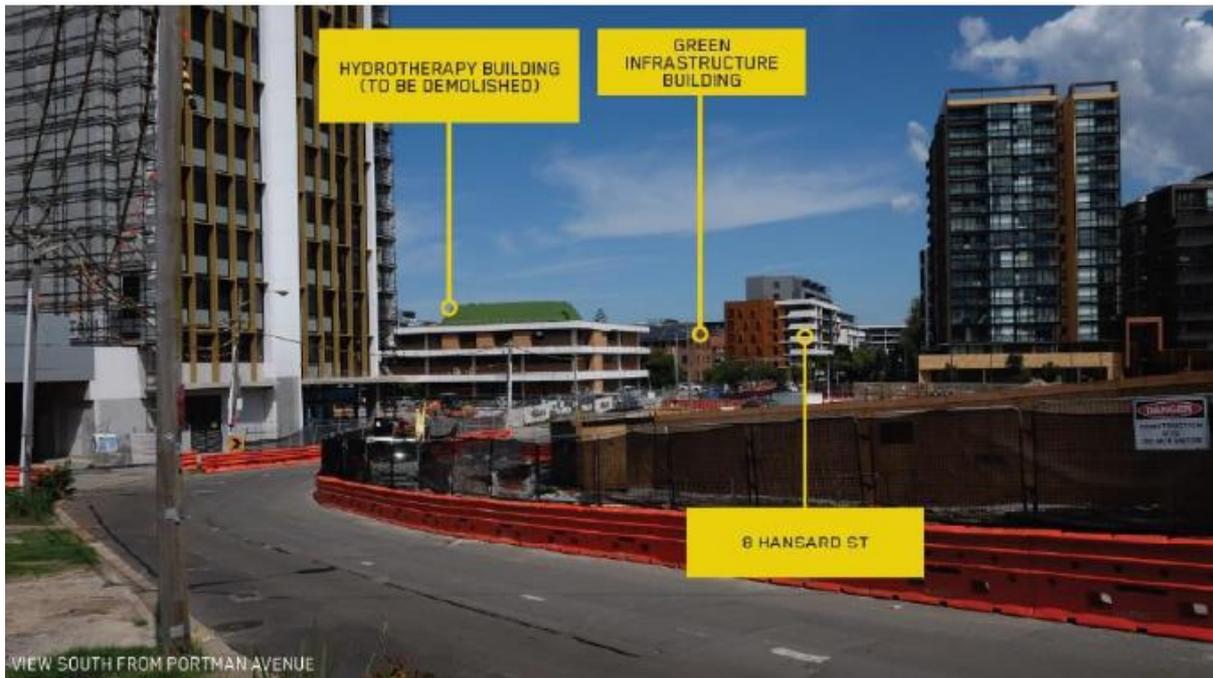


Figure 9 | View south from Portman Avenue (Source: BVN Architects)

1.3 Surrounding Context

The site is located within the Green Square precinct, which is currently experiencing significant development and, as noted above, forms part of the Green Square Community and Cultural Precinct located within the Green Square Town Centre.

To the north the Precinct is adjoined by land developed predominantly for medium to high density residential development with the new Zetland Avenue currently under construction on the site's northern boundary. To the east of the Precinct across Joynton Avenue is the new Gunyama Park Aquatic and Recreation Centre and to the south further medium to high density residential development separated from the development site by a shared pedestrian and service vehicle lane. To the west across Portman Street north of Geddes Lane is Council's new Drying Green Public Park, presently under construction (anticipated completion early 2022) as well as existing residential apartment buildings to the south of Geddes Lane.

1.4 Existing Approvals

Existing development consents provide for the demolition of existing structures on site, as well as remediation and site preparation works to facilitate the proposal. Relevant existing consents are outlined below:

<p>D/2011/1022 (Determined 26/9/2011)</p>	<p>Demolition of buildings, removal of 25 trees and removal of northern car park, pathways and existing in-ground services (Note: works completed with exception of demolition of existing neurological and rehabilitation buildings as outlined in Figure 10 below which are currently being uses as community hall and hydrotherapy pool respectively).</p>
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<p>D/2020/923 (Determined 16/12/2020)</p>	<p>Remediation and site preparation works to facilitate the subject development (<i>Note; these works have not commenced but will commence following demolition of the hydrotherapy building and community hall</i>)</p>
<p>D/2020/1683 (Determined 1/9/2021)</p>	<p>Tree removal within the subject site.</p>

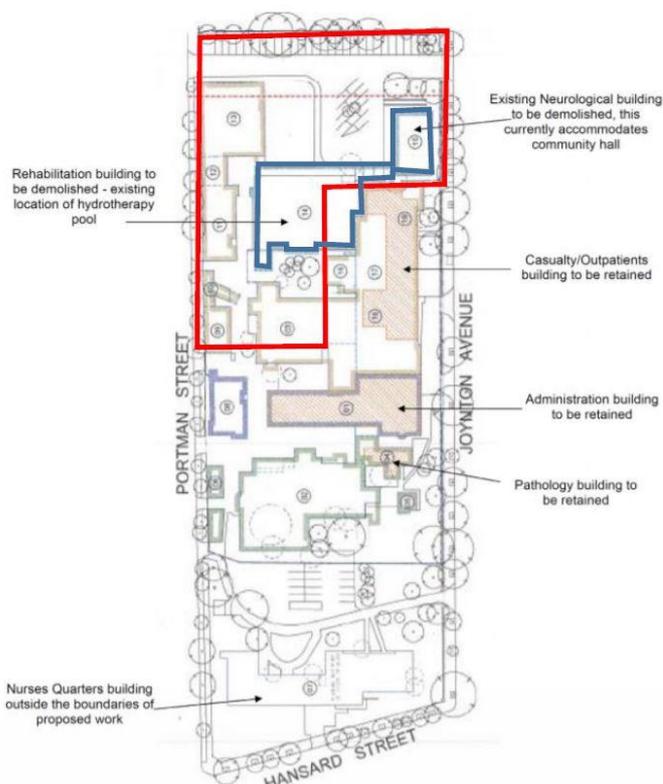


Figure 10 | Site extent (Source: Architectus)

1.5 Need and Justification

In its justification for the proposal the Applicant has noted that Green Square is undergoing one of the largest urban renewal projects undertaken in Australia and that there are five (5) primary schools that service the Green Square cluster. The cluster is projected to grow substantially through to 2036 with an additional 1,900 government students projected to be living in the area.

In response to the forecast enrolments, the DoE has recently completed capital works at Bourke Street Public School and announced further projects at Darlington and Alexandria Park Public Schools to increase capacity across the cluster, an intervention that will result in an additional 35 of the required 73 teaching spaces to accommodate the forecasted growth to 2031.

Projections show that the intervention of 35 teaching spaces in 2022 will only cater for forecast demand until 2025, at which point demand will exceed supply. In considering future development works to address forecast enrolments, the DoE has identified several limitations in further developing each site in the Green Square Cluster.

In summary, all schools within the Green Square Education Cluster are identified either at capacity or with limitations that either restrict or significantly increase the cost of development works. The proposed construction of the GS ICFS increases teaching spaces within the cluster by Term 1, 2024 in addition to meeting the provision of community uses planned by Council for the GSTCP. It is therefore considered that it meets a demonstrated need. The consequences of not carrying out the development would be the demand for public educational and community facilities to support the local community not being accommodated.

In relation to the need for new community facilities, the Royal South Sydney Hospital Master Plan prepared by Hill Thalys in 2013 highlighted that the Green Square area will need a range of major public and community buildings to support the evolving needs of the community. The proposed development responds to this strategic master plan by proposing the delivery of community facility integrated with a new public primary school.

Having regard to the above justification it is considered that the proposal will meet a demonstrated need for educational and community infrastructure to support the existing and future community of the Green Square area.

2 Project

The application seeks approval for the construction of the Green Square Integrated Community Facility and School, being a public primary school (Kindergarten to Year 6), community facilities and associated works. The scope of the works comprises:

- A new public primary school (Kindergarten – Year 6) which includes:
 - A capacity for up to 600 students and 60 staff;
 - 24 home bases;
 - 1 Canteen;
 - Out of Hours School Care (OHSC);
 - Covered Outdoor Learning Space (COLA);
 - Communal Hall (located at the ground level, which is to be shared with the community outside school hours);
 - Library;
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- Community Facilities, solely for community use consisting of two multi-purpose spaces 1A and 1B (at ground level) with kitchenette, amenities and storage.
- Shared Facilities to be used by both the school and the community consisting of:
 - Communal Hall, Multi-purpose space, Multi-purpose Games Court, and ground level courtyard, and
- Bicycle parking for the community facilities and the school facilities.

A numerical overview of the proposal is provided in Table 1 below:

Table 1 | Numerical Overview

Aspect	Description
Site area	2,710m ²
Gross Floor Area	9,680m ²
Floor Space Ratio	3.57:1
Building Height – Highest RL	35.050

Aspect	Description
Building Height in metres	17m
Building Height in storeys	4 storeys
Outdoor Play Area	5,387m ² (8.98m ² per child)
Trees	25 trees proposed (28 trees to be removed under separate consent)
Native planting area	486.5m ² (10.6%)
Urban tree canopy cover – Proposed	7.2%
School staff	36 (24 teachers and 12 other staff)
Students	600
Jobs – Operation	50 FTE
Jobs – Construction	227 FTE
Car parking spaces	6 parent drop and pick-up on-street car parking spaces
Bicycle parking racks	80 U-Rail bicycle parking racks for students 20 U-Rail bicycle parking racks for staff
Bicycle parking spaces	180 bicycle parking spaces

2.1 Design intent

The following is an excerpt of the design intent as outlined in the Architectural Design report (BVN):

Architectural and Urban Context

The site sits in the centre of the developing Green Square urban renewal area. It is surrounded by rapidly developing high-density residential projects and a new public domain. The architectural intent is that it forms the edge of the former South Sydney Hospital and presents a strong urban street wall to the new Zetland Avenue. It is also the centre of Green Square's public buildings and green spaces - the 'green carpet' that the residences surround. The buildings on the immediate site are rich in history and character - both original and new. The new building is intended to form is part of this puzzle, at once a piece of the carpet and a facility with its own distinct character.

Heritage

The form, mass, height, modulation, colour and materials of the proposal have been designed to respect, recognise and re-interpret the existing masonry buildings on the site. Each of these has had a contemporary addition, from the Peter Stutchbury designed addition to the Joynton Avenue Creative Centre with its extraordinary outdoor room, to the Waranara Early Childhood Centre, the Banga shed interpretation of a pitched roof and the yet to be realised CHROFI designed addition to the Green Infrastructure Centre. Each intervention is bold yet respectful. Our proposal seeks to build upon these successes.

Public Art

The site is part of the interlinked Connecting Project that weaves through Green Square, with an artwork planned for the northeast corner of the site. Additionally, our proposal includes the idea of a bold illustration (by an Australian graphic artist of the likes of Jasmine Mansbridge or Reko Rennie) in the multicourt space on the northeast corner of the site, visible from Zetland Avenue, the Drying Green and Green Square Plaza. This space, which is public or private depending on time and use is an energetic, fun and child-friendly installation.

Accessibility

A simple approach to the building's underlying design supports universal accessibility to all spaces. This includes no steps on the ground floor, lift access to all levels including the roof, large double doors/gates, wide circulation spaces and matching levels with the surrounding footpaths with feathered grading. The site does have a fall across it, hence landscape levels are managed to provide accessible pathways

Form, mass and height

The building is designed as a perimeter block aligned to the setbacks along the three streets. The large open space for the multi-purpose games court breaks down the apparent length of the building and provides a highly public expression to the street. To recognise the nature of the building's function, the primary masses are wrapped in a continuous masonry screen, providing visual texture and depth, sun protection and a consistent yet distinctive expression. Colours of this screen have been chosen to read as an abstraction of the heritage buildings on the site.

Materials and colour

The base and solid elements of the project (lift and stair towers) are coloured concrete - robust, durable and reminiscent of the solidity of the heritage buildings on the site. Above this, simple shopfront style glazing and lightweight partition walls wrap the educational 'homebases' and administration spaces. Colours are chosen to align this building within its precinct.

2.2 Built form and layout

The built form of the proposed development is a four-storey L-shaped perimeter block, with nil setback street wall to Zetland Avenue (north of the site) and 1.5m setback to the narrower Portman Street (west of the site).

The proposal has a 73m long elevation to Zetland Avenue to the north and 82m long elevation to Portman Street to the west. A central courtyard is provided, separating the GS ICFS from the existing Waranara Early Learning Centre to the south-east (refer to **Figure 11 below**).

The bulk of the proposed development is broken down by a break in the Portman Street façade elevation above the western entry, which physically separates the northern and western 'bars' of the L-shape proposed development form.

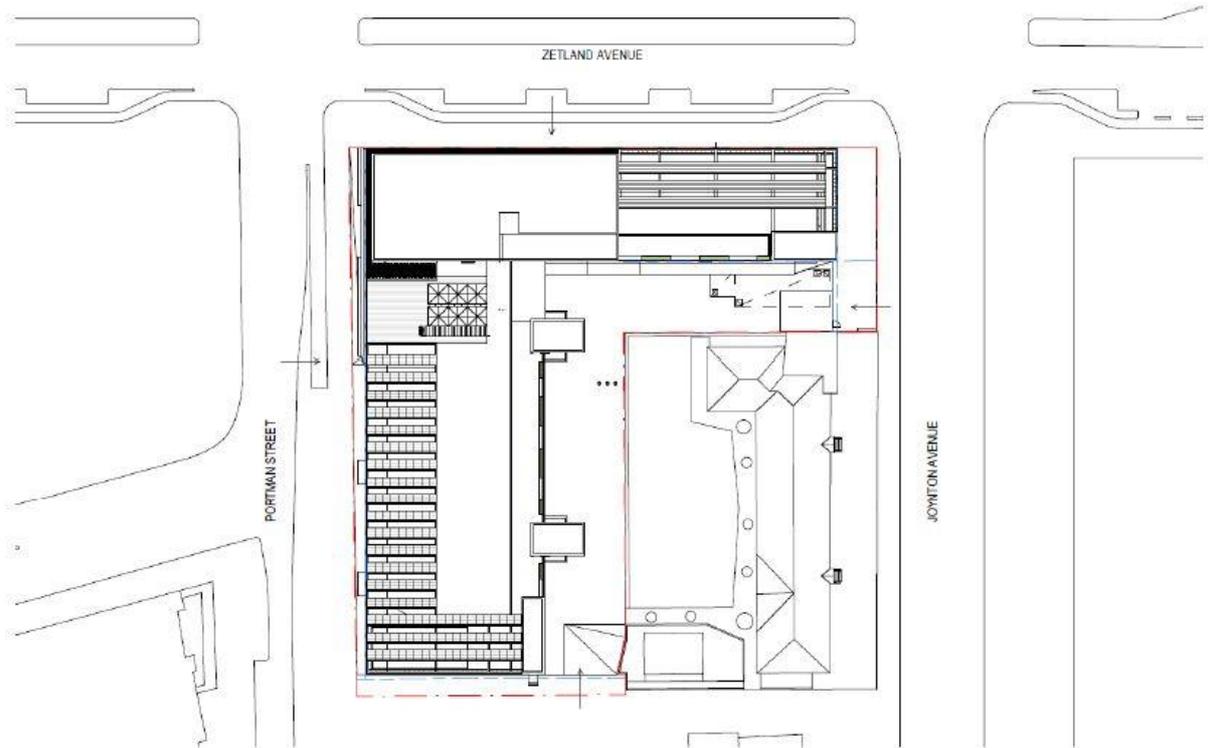


Figure 11 | Site footprint (Source: BVN)



Figure 12 | View from north west with western entry break illustrated (Source: BVN)



Figure 13 | View from north east (corner of Joynton Ave and new Zetland Ave) (Source: BVN)



Figure 14 | View from west (Portman Street elevation) (Source: BVN)

The maximum building height is RL 35.610 (approximately 17m) and is similar to that of surrounding public facilities, including the Gunyama Aquatic and Recreation Centre, the Joynton Avenue Creative Centre, and the Green Infrastructure Centre.

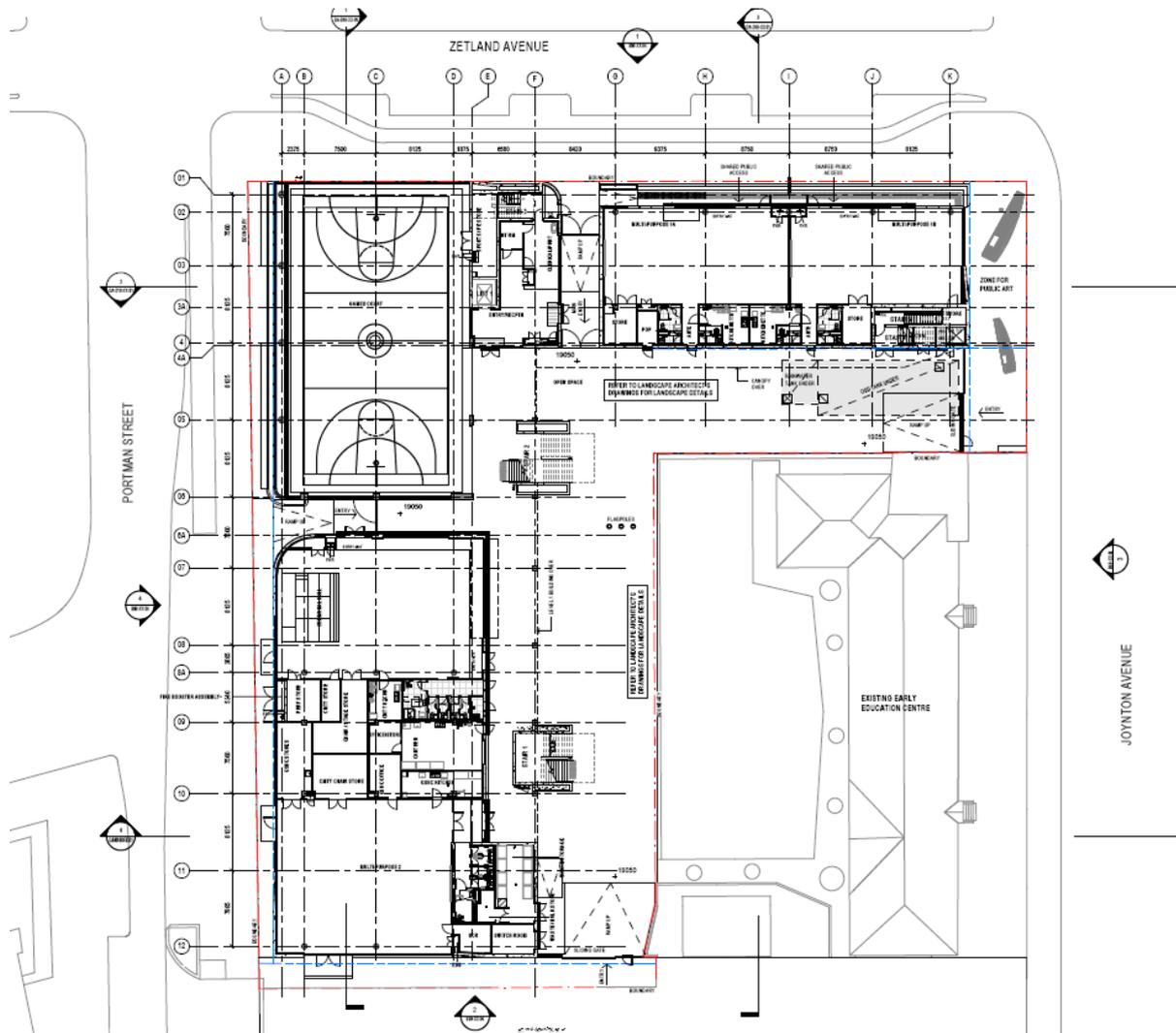


Figure 15 | Ground Floor Plan (Source: BVN)

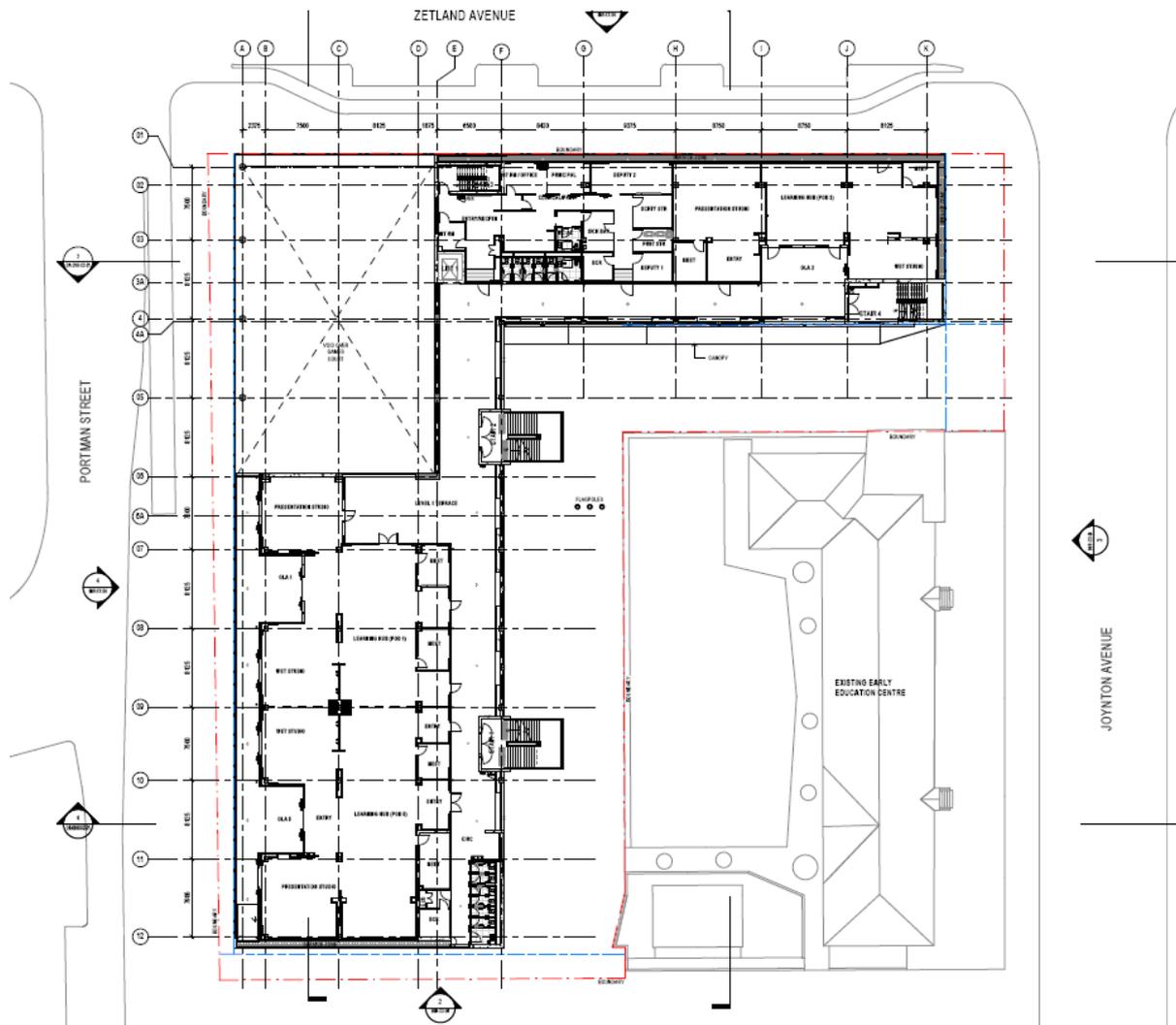


Figure 16 | Level 1 Floor Plan (Source: BVN)

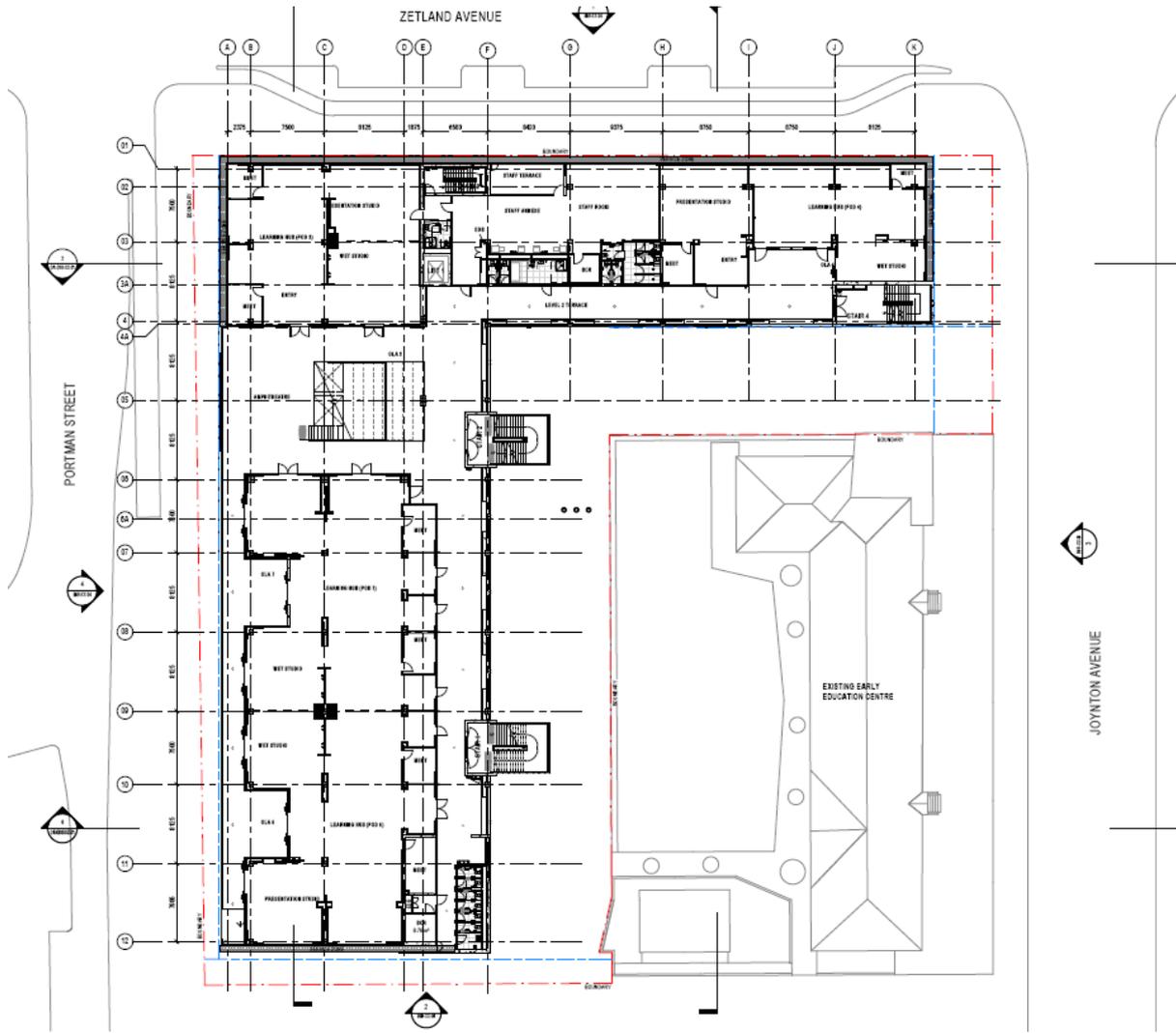


Figure 17 | Level 2 Floor Plan (Source: BVN)

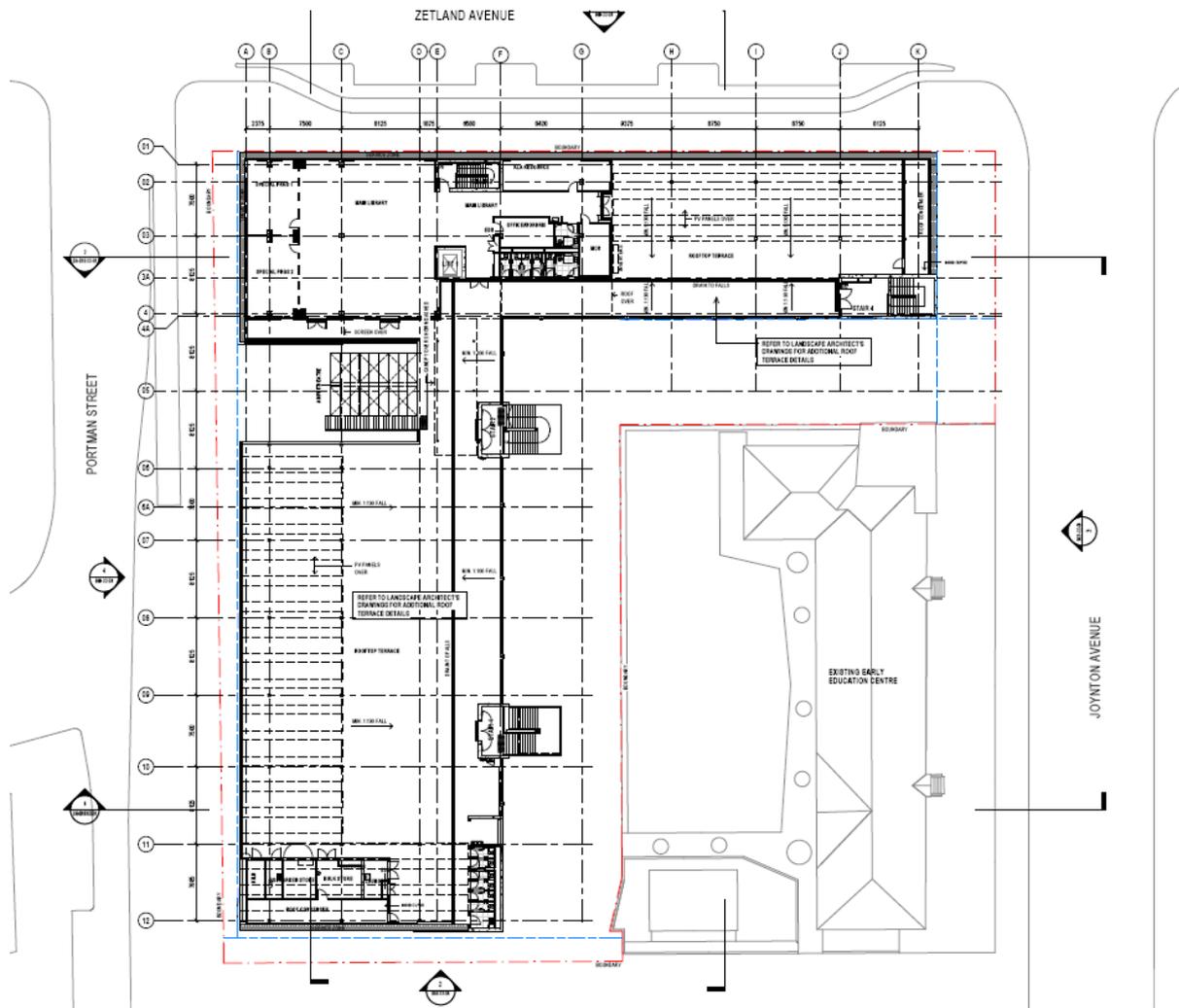


Figure 18 | Level 3 Floor Plan (Source: BVN)

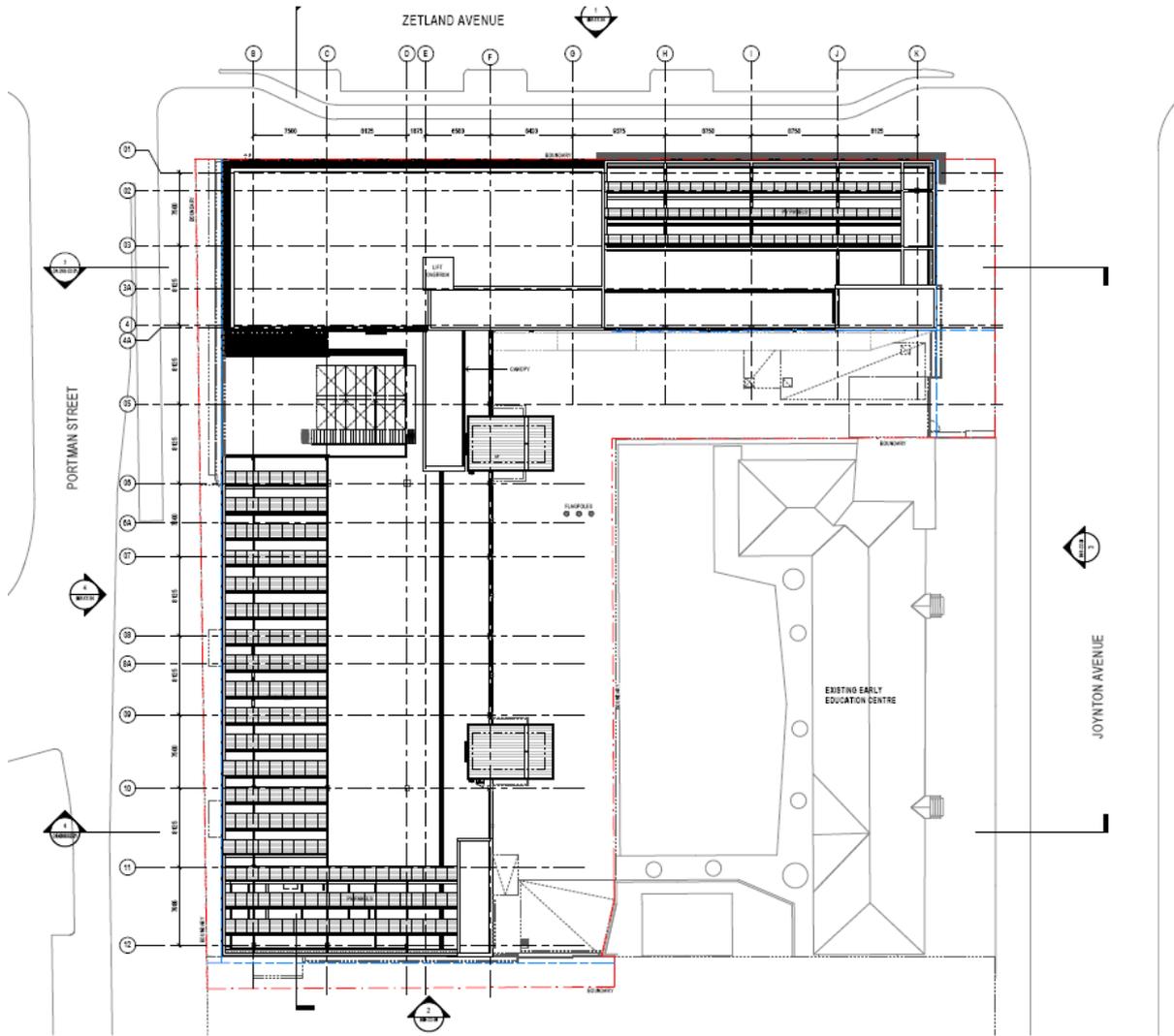


Figure 19 | Roof Plan (Source: BVN)

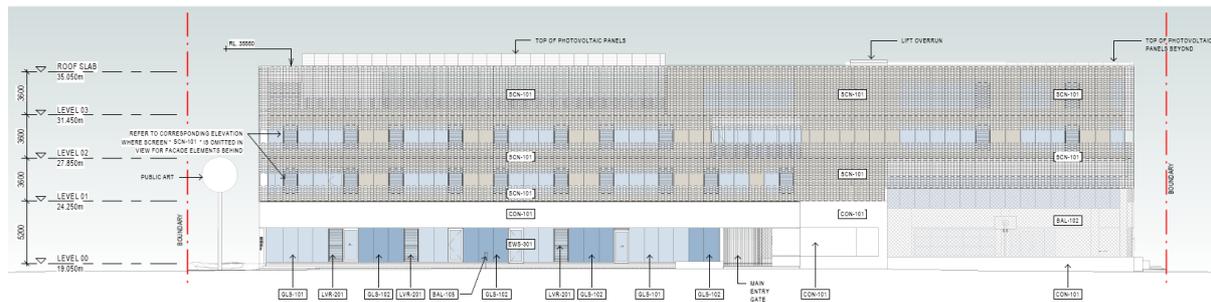


Figure 20 | North Elevation with Flexi-Brick screen (Source: BVN)

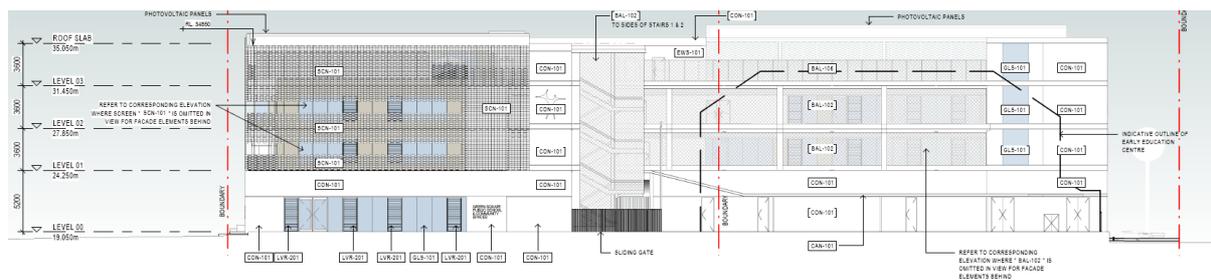


Figure 21 | South Elevation with Flexi-Brick screen (Source: BVN)

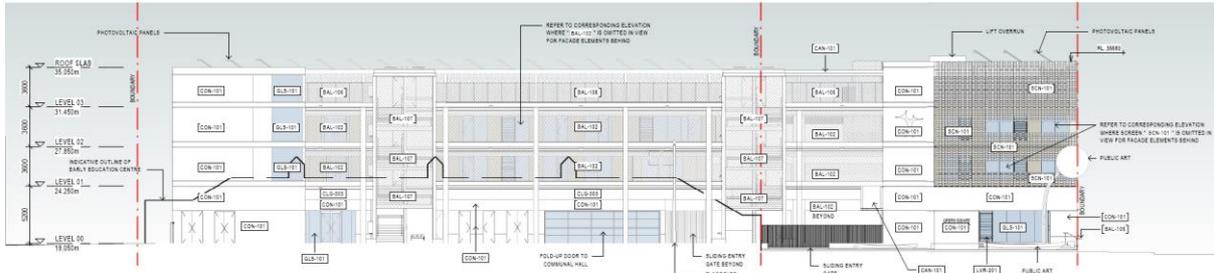


Figure 22 | East Elevation with Flexi-Brick screen (Source: BVN)

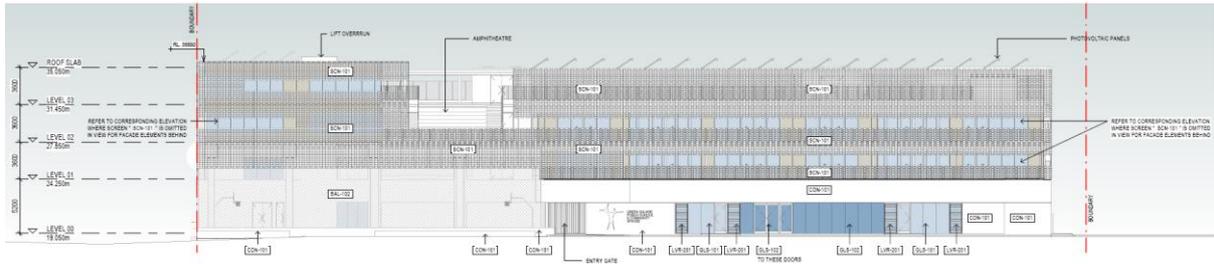


Figure 23 | West Elevation with Flexi-Brick screen (Source: BVN)

2.3 Materials and finishes

The proposed materials and finishes comprise:

- Flex brick screen;
- Coloured in-situ concrete;
- Aluminium framed glazing;
- Insulated non-combustible aluminium panel; and
- Photovoltaic cells

as illustrated at **Figure 24** below.



Figure 24 | Material palette (Source: BVN)

The external façade is arranged into four main elements:

- In-situ coloured concrete structure/façade to the ground level and stair cores;
- The weather-line of the building is a thermally broken glazing system. This system consists of both IGU's & insulated non-combustible aluminium cladding panels;
- Protecting the glazed facade is proprietary masonry screen called 'Flexbrick'. Flexbrick suspends terracotta "brick's" using a stainless steel suspension system, which is hung from the building's structure; and
- An anti-climb mesh screen to the multi-purpose games court.

The base and solid elements of the project (lift and stair towers) are coloured concrete are intended to be reminiscent of the solidity of the heritage buildings on the site. Above this, simple shopfront style glazing and lightweight partition walls wrap the educational 'homebases' and administration spaces. Colours have been chosen to align the building within the precinct.

2.4 Open space and landscaping

The proposed development seeks to provide 5,387m² of outdoor unencumbered play space which is a rate of 8.98m² per student, delivered across a series of open spaces within the site, including:

- Internal courtyard;
- Rooftop library learning space;
- Amphitheatre teaching space; and
- Rooftop mound play space.

The proposal provides for the planting of twenty-five (25) new trees which equates to 338m² (7.2% site canopy coverage) post development as amended by the RtS. It also provides for a through site link to the south of the development site and for the relocation of existing light poles.

The ground level landscape includes:

- Playpod
- Outdoor learning space
- Playline markings
- Outdoor breakout space
- Bike parking
- Kiss and ride area on Zetland Avenue
- Public art
- Security gates
- Hard landscape elements
- Planter beds, and
- Street tree planting.

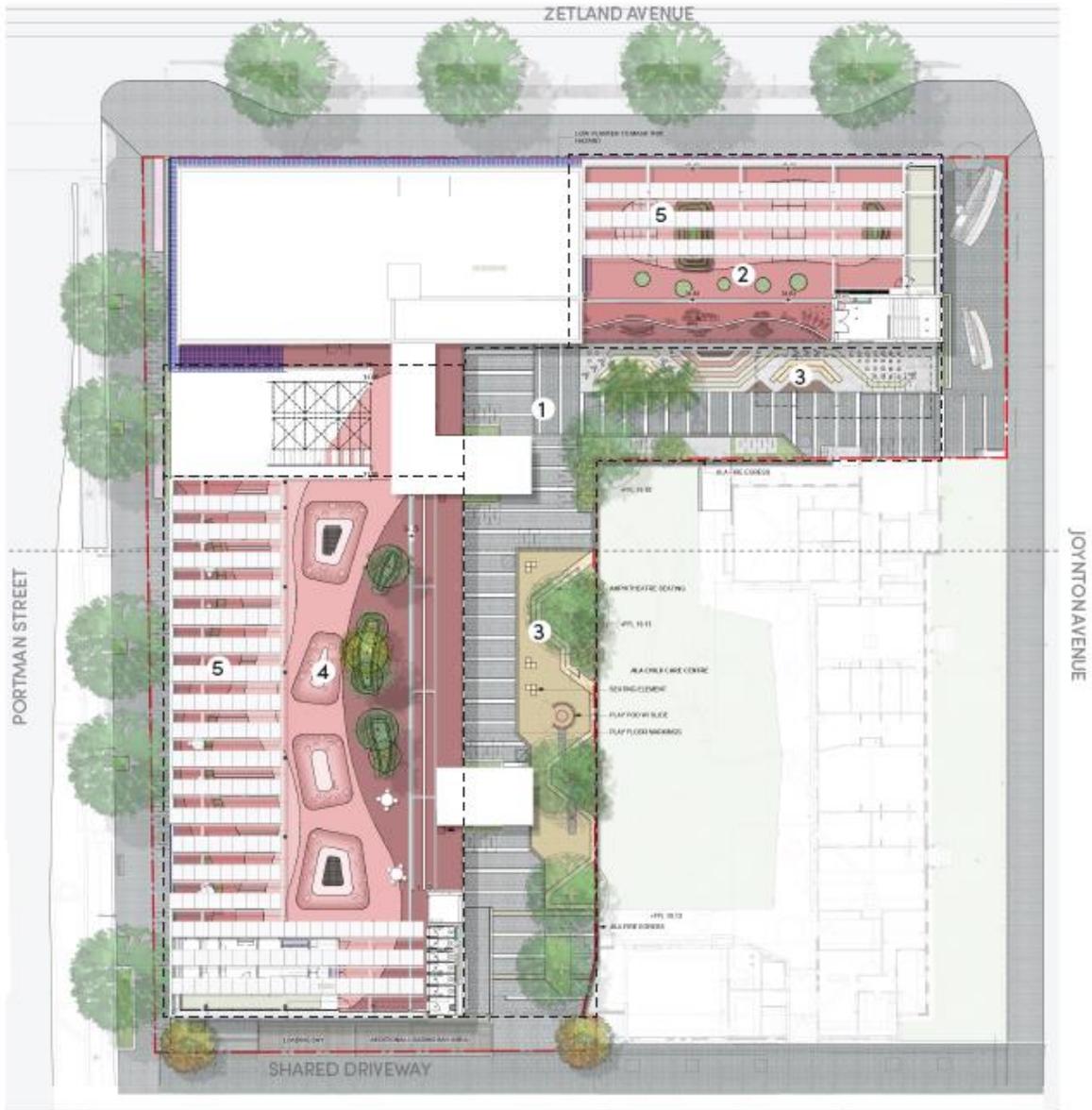
The proposed Level 1 and 2 plantings comprise planters along the eastern edge of the terrace and in south western corner of the site.

The rooftop landscape comprises:

- Softfall mounding
- Planter with seating
- Timber seating
- Fixed furniture
- Checkboard playline markings
- Hammocks
- Bush tucker gardens, and
- An historical timeline.

The proposed library opens to the rooftop play space and gardens which are partially shaded by photovoltaic panels.

The landscape concept is illustrated on Figures 25 - 27 below.



- LEGEND**
- 1. Internal courtyard
 - 2. Rooftop library learning space
 - 3. Amphitheatre teaching space
 - 4. Rooftop mound play space

Figure 25 | Landscape Masterplan (Source: Turf Design)

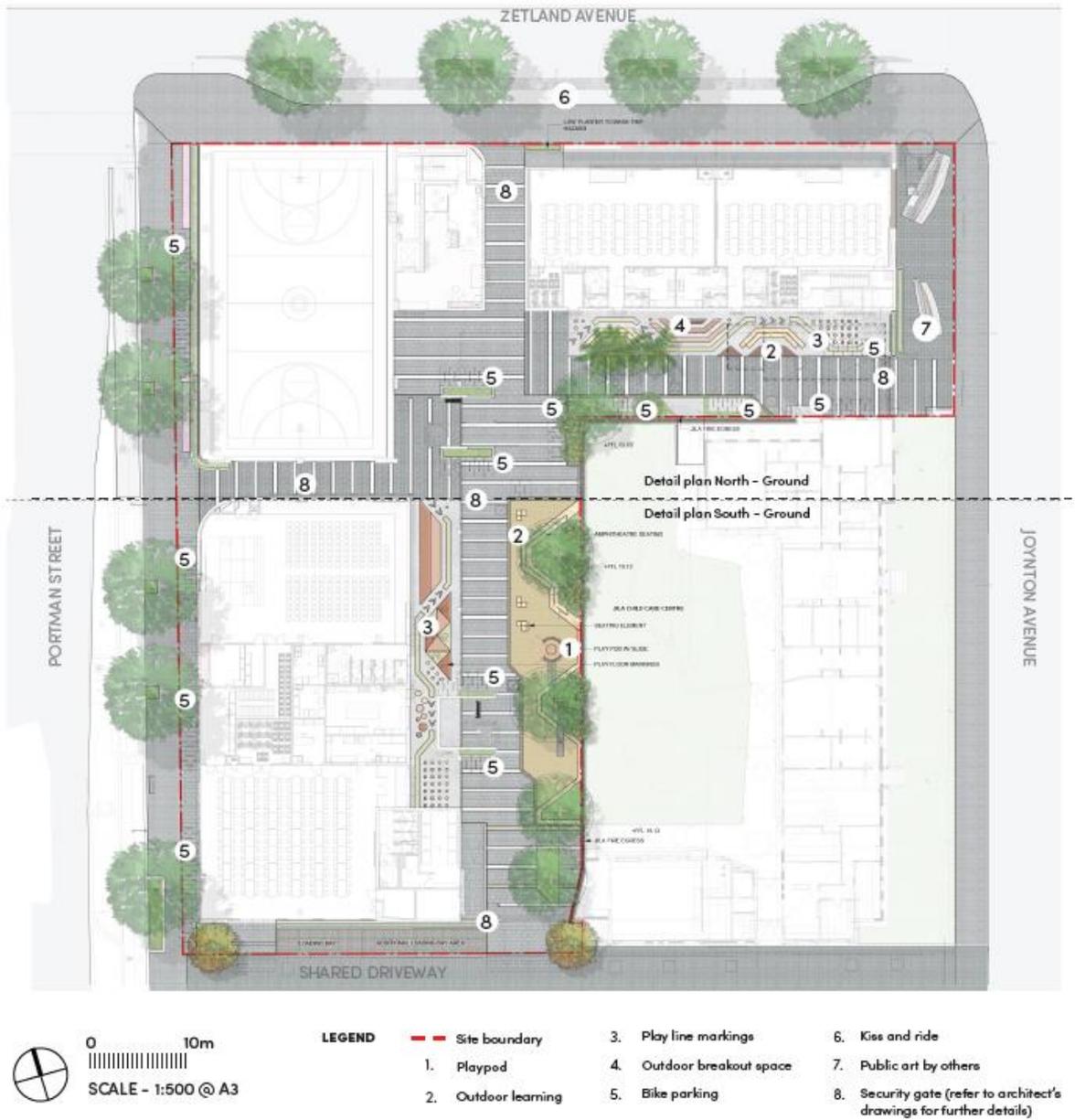


Figure 26 | Landscape – Ground Plan (Source: Turf Design)



Figure 27 | Landscape Site Plan – Roof Plan (Source: Turf Design)

Consent has been granted for the removal of a total of 28 trees under separate a DA (D/2020/1683). A total of 25 new trees are proposed to be planted on site representing a canopy coverage of 338m² (7.2%) post development.

2.5 Uses and activities

Education use

The GS ICFS is a 600 student / 60 staff primary school classified as a Core 21 School Facility by DOE's Educational Facility Standards and Guidelines (EFSG). The school contains a range of different facilities including:

- Communal Hall
- Library
- Homebases (flexible teaching space)
- Canteen
- Administration, staff areas, storage and amenities
- Multi-purpose games court
- covered outdoor learning spaces (COLA)
- covered and uncovered play areas.

The Multi-purpose games court, communal hall and ground level play space are shared with the community. The Multipurpose Space 2 on the ground level, which primarily for community use is also available for use by the school.

Outside school hours care

The operation of the OSHC will be based at the Multi-Purpose Space 2, located to the south western corner of the building, which incorporates the OSHC office, kitchen and store.

In combination with the courtyard area, Communal Hall and Games Court the facility will cater for the nominated capacity of up to 200 students. The entrance to the OSHC in the mornings and afternoons will be off Portman Street.

Community use of school facilities and community facilities

The proposed development seeks to provide for the community use of school facilities outside of school hours. The following school facilities are proposed to be shared with the community, and jointly managed by Council and the school:

- Multi-purpose space 2 – capacity of 150 persons seated at tables;
- Multi-Purpose Games Court;
- Courtyard; and
- Community hall - capacity of up to 200 persons auditorium style seating.

Additionally, the proposed development will also deliver community facilities, solely for community use, and managed by Council in the form of:

- Multi-purpose space 1A – capacity of up to 60 persons seated at tables; and
- Multi-purpose space 1B – capacity of up to 60 persons seated at tables

with direct access off Zetland Avenue and stand alone amenities and facilities.

These spaces are to be hired to community users on an advanced booking basis managed by Council.

2.6 Hours of operation

The proposed hours of operation for the various uses are:

Area	Use	Times
General	School use	Monday to Friday 8am – 3.30pm
Ground floor courtyard	OSHC	Monday to Friday 7 - 8am – 3.30 - 6pm
Shared Spaces Ground Floor (courtyard, communal hall, multipurpose space 2 and multipurpose games court)	School Use	Monday to Friday during school terms 7am - 6pm
	Vacation Care	Monday to Friday during school holidays 7am - 6pm

	Community Use	Weekdays from 6.30pm – 10.30pm; Weekends & School Holidays from 8am – 10.30pm
Library (Level 3)	School use only	Monday to Friday 8am – 3.30pm
Multi-purpose space on ground floor	Community use (operated by City of Sydney)	Monday to Sunday 7am – 10.30pm

2.7 Transport, parking and access

Four (4) site entry points are proposed to the site:

- Primary pedestrian-only entry on Northern boundary of the site at Zetland Avenue;
- Secondary pedestrian-only entry on Eastern boundary the site at Joynton Avenue;
- Services entry on Southern boundary of the site; and
- Secondary pedestrian-only entry on Western boundary of the site at Portman Street.

Six (6) x on-street pick-up/drop-off parking spaces are provided north of the site along Zetland Avenue including:

- Four (4) x standard parking spaces; and
- Two (2) x accessible parking spaces.

An emergency vehicle zone is also proposed adjacent to the northern boundary of the site at Zetland Avenue.

Other provisions include:

- Staff end-of-trip facilities comprising:
 - Two (2) x unisex shower cubicles; and
 - Two (2) x change rooms
- Bicycle and scooter parking spaces provided adjacent to the southern and western boundary and within the site; and
- A loading zone on the southern boundary of the site, accessed via the one-way shared roadway that runs between Portman Street in the west and Joynton Avenue in the east in an easterly direction.

2.8 Signage

Three types of business identification signs are proposed:

- SC 1 - static building identification signage cast into the facade concrete with a length of 2180mm, height of 1220mm and depth of 50mm.

- SC 2 – Static building identification signage cast into the façade in the form of a logo – this signage has a length of 2540mm, a height of 2500mm and depth of 50mm.
- SC3 – static building identification signage cast into concrete with a length of 1300mm, a height of 330mm and depth of 50mm.

In addition, a digital signage board (D1) is proposed which is to comprise an LED screen located on the northern façade of the building (Zetland Avenue) adjacent to the main pedestrian entry. The LED screen was originally proposed to have a length of 4000mm and height of 2000mm surrounded by a 12mm steel plate on all sides with the screen consisting of 500mm x 500mm high resolution modules. Following a preliminary review by the City the Applicant reduced the size of the screen to 3500mm and height of 1500mm (25% reduction) as part of its Response to Submissions (RtS).

Details of the proposed signage is illustrated on DA-B69-XX-01, DA-B69-XX-02 and DA-B69-XX-03 in the architectural set.

2.9 Construction timing / staging

Construction is proposed to commence early 2022 to early 2024. The proposed construction staging is as follows:

- Stage 1 – Demolition works (subject to separate consent)
- Stage 2 – Remedial works (subject to separate consent); and
- Stage 3 – Construction of the new GS ICFS.

3 Strategic context

3.1 Greater Sydney Region Plan

The Greater Sydney Region Plan (GSRP) supports a 40-year vision for a metropolis of three cities that will rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney.

The EIS outlines how the development addresses the 10 Directions of the GSRP and notes that the proposal is consistent with the relevant directions and objectives of the GRSP as outlined below:

- *Objective 1: Infrastructure supports the three cities – The development is critical in prioritising infrastructure investments for the future of the Green Square community and will provide educational services for students and jobs in the Eastern Harbour City.*
- *Objective 2 – Infrastructure aligns with forecast growth – Sydney’s population is forecast to grow from 4.7 million to 8 million by 2056. The proposed GS ICFS will provide educational services, jobs and community facilities to support the future population.*
- *Objective 4 – Infrastructure use is optimised - The proposed GS ICFS will ensure infrastructure use is optimised and land is used more efficiently by co-locating an educational facility and community facilities within one site. The co-location of different uses increases infrastructure capacity to better support communities and has the potential to minimise the need to fund additional infrastructure.*
- *Objective 5: Benefits of growth realised by collaboration of governments, community and businesses – The proposed development is a joint venture between Council and SINSW, demonstrating the collaboration between State Government and Local Government in delivering a new primary school and community facilities in Green Square. Additional extensive collaboration has been undertaken by the project team, to produce good outcomes for the design and function of the site. Collaboration with government, agencies and the community have also assumed that the proposed works undertaken will respond to the communities’ changing needs.*
- *Objective 6: Services and infrastructure meet communities changing needs – Schools are essential infrastructure. As our population is growing, demographic changes are also occurring – with a projected 333,000 more children and young people than today. With this projected growth, the proposed development will help facilitate and support the educational needs of the younger generation. Moreover, the joint and shared use of facilities at the proposed GS ICFS will function to enhance and promote social connections and networks within the community.*
- *Objective 7: Communities are healthy, resilient and socially connected – The co-location of schools, and sporting and community facilities will encourage both students and the local community to partake in social and physical activities. The proposed development will foster stronger social networks, and in turn, lead to connected communities that [are] healthy, resilient and socially connected.*
- *Objective 8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods – The proposed development will act as a gathering space for people to join together and acknowledge the diverse and culturally rich nature of the local neighbourhood. The shared uses will provide the opportunity for special events, community functions and community classes. Specifically, the sporting facilities which form part of the proposed development are*

social connectors, enabling important social and recreational pursuits that builds resilience and social connections in diverse communities.

- *Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation – The proposed development is consistent with Objective 9 as it includes shared uses supporting educational institutions and facilitating local innovation. The proposed multi-function and shared spaces provide opportunities for arts, events and creative uses.*
- *Objective 12: Great places that bring people together – The proposed development seeks to deliver new local community facilities on site. The proposed works will help facilitate and celebrate the local character of the Green Square local community and supports the wellbeing of students, staff and the wider community.*
- *Objective 13: Environmental Heritage is identified, conserved and enhanced – The proposed development identifies and protects the heritage significance within and surrounding the site. The proposed design of the GS ICFS has responded to the surrounding environment incorporated built form and materials and finishes that are sensitive to the environmental heritage identified.*
- *Objective 14: A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30-minute cities – The proposal supports the 30-minute city concept through providing educational services, jobs, and community facilities to the Green Square and inner Sydney communities. The proposed works aim to support the operation of the school within peak times and its effect on the local road network and services, through promotion of active transport options – particularly walking and cycling.*
- *Objective 30 – Urban tree canopy cover is increased – The proposed development expands the urban tree canopy in the public realm by redefining the green character of the surrounding gardens and pedestrian connections, creating an interconnected green environment contributing towards future climate resilience. A target has been set to increase tree canopy to 40% in Greater Sydney.*

It is generally agreed that the application is consistent with the relevant objectives of the Greater Sydney Region Plan as outlined above however the proposal provides for the planting of 25 new trees on site representing a canopy coverage 338m² or 7.2% post development. The Applicant has indicated that this represents an increase from the existing site coverage of 234m² (5% site coverage). Given Council and the State government's canopy coverage targets it is considered that the proposed coverage is inadequate. This matter is addressed in further detail at **Section 6.2** below.

3.2 Eastern City District Plan

The Greater Sydney Commission's (GSC) role is to coordinate and align planning to shape the future of Metropolitan Sydney. The GSC has prepared District Plans to inform local Council planning and influence the decisions of State agencies. The aim of the District Plans is to connect local planning with the longer-term metropolitan planning for Greater Sydney. The site is located within the 'Green Square – Mascot Strategic Centre' identified under the Eastern City District and is within the Eastern City Economic Corridor.

The EIS outlines how the development addresses the relevant directions for the Eastern City district and notes that the proposal is consistent with the relevant directions and objectives of the Eastern City District Plan as outlined below:

- *Planning priority E1: “Planning for a city supported by infrastructure” – The proposed development will provide a new primary school to support students, community facilities for the local community and deliver jobs in the Eastern City District.*
- *Planning priority E2: “Working through collaboration” – The proposed development is a joint venture between Council and SINSW, demonstrating the collaboration between State Government and Local Government in delivering a new primary school and community facilities in Green Square. Collaboration with government, agencies and the community have also assured that the proposed works undertaken will respond to the communities’ changing needs.*
- *Planning priority E3: “Providing services and social infrastructure to meet people’s changing needs” – The development is [in] response to projected growth, particular the anticipated increase in children and the overall population growth of 102,600 people from 2016-2036 in the District. The proposed development is innovative in the way that it co-locates compatible uses such as a new primary school and community facilities, close to transport facilities.*
- *Planning priority E4: “Fostering healthy, creative, culturally rich and socially connected communities” – The proposed development will provide for community connecting and building through increased opportunity for social interaction and physical activity.*
- *Planning priority E6: “Creating and renewing great places and local centres and respecting the District’s heritage” – The proposed design of the GS ICFS has carefully responded to the heritage significance of the site and incorporated built form and materials and finishes that are sensitive to the environmental heritage identified.*
- *Planning priority E17: “Increasing urban tree canopy cover and delivering Green Grid connections” – The proposal will improve the urban tree canopy cover from 234m² (5% site coverage) under present circumstances to 458m² (9.8% site coverage) post development. This represents an increase of 4.8% from the existing canopy cover present at the site.*
- *Planning priority E18: “Delivering high quality open space” – The proposed development enables public use to the two multi-purpose rooms facing Zetland Avenue. Additionally, the landscapes internal courtyard, through site link and multi-purpose games court are available for public use at agreed times.*

As noted above the proposal as originally submitted provided for the planting of 25 new trees on site representing a canopy coverage 458m² or 9.8% post development. This has been amended to 7.2% in its RtS. The Applicant argues that the proposal is consistent with priority E17 as it represents an increase from the existing canopy coverage on site. However, it is considered that the proposed canopy coverage is inadequate in light of both State and Council targets in this regard. This matter is addressed in further detail at **Section 6.2** below.

The Green Square – Mascot Strategic Centre is identified under the Plan as a significant centre for the District and a supporting centre for the nearby Harbour CBD, Port Botany and Sydney Airport. It is undergoing major urban renewal from a predominantly industrial area to one of increased residential use. The proposed new school and community facilities will support this growth. Further it is agreed that with the exception urban tree canopy cover, the proposal is consistent with relevant planning priorities contained within the Eastern City District Plan.

3.3 State Infrastructure Strategy 2018-2038 Building the Momentum

The State Infrastructure Strategy 2018-2038 is the NSW Governments 20-year strategy outlining major long-term infrastructure plans across key sectors. The Strategy notes that enrolments in government schools are expected to increase by approximately 25% over the next 20 years with more than 80% of the growth occurring in Sydney. The proposed development provides for the delivery of a new school with a modern learning environment to increase to educational capacity of the Green Square area. It is therefore consistent with the Strategy.

4 Statutory Context

4.1 State significance

The CIV of the proposed development is \$56,521,350 excluding GST. By virtue of Clause 15 (1)(a) of Schedule 1 of SEPP (Planning Systems) 2021 the development is classified as State Significant Development as it comprises a new school with a CIV in excess of \$20 million. Further, in accordance with Clause 2.6(2) of the SEPP, all parts of a single development application are also declared SSD for the purposes of the EP&A Act. On 25 June 2020, the Minister for Planning and Public Spaces delegated his consent authority role in respect of the application to the City.

4.2 Permissibility

The site is a “deferred matter” under SLEP 2012, Green Square LEP 2013 and the SSLEP 1998. SSLEP 114 is therefore the applicable Environmental Planning Instrument. The site is zoned 5(a) Special Uses – Hospital under the SSLEP 114. Uses that are permissible with consent in the zone

are the particular purpose indicated by lettering on the map (in this case 'Hospital') or a use ancillary or incidental to that purpose or permissible with or without consent in the adjacent zone; childcare centres; open space; recreation areas; utility installations; any other purpose which by virtue of its type, function, scale and services provided is, in the opinion of Council, consistent with the objectives of the zone.

The objective of the 5(a) zone is:

to identify land which is currently used by public authorities, institutions, organisations or the council to provide certain communities facilities, services or utilities.

As the objective of the zone is to identify land used to provide community facilities it is considered that the proposed development is consistent with the objective of the zone and is therefore permissible with consent. The ongoing use of the land will be for community facilities.

4.3 Mandatory Matters for Consideration

Section 4.15 of the EP&A Act outlines the matters that a consent authority must take into consideration when determining development applications. These matters can be summarised as:

- the objects of the EP&A Act relevant to the application
- the provisions of environmental planning instruments (including draft instruments), development control plans, planning agreements, and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation);
- other legislation or policies as applicable to the application;
- the environmental, social and economic impacts of the development;
- the suitability of the site;
- any submissions; and
- the public interest, including the objects in the EP&A Act and the encouragement of ecologically sustainable development (ESD).

The City has considered all of these matters in its assessment of the application, as well as the Applicant's consideration of environmental planning instruments in its EIS and RtS report, as summarised in **Section 6** of this report. The City has also considered the relevant provisions of the EP&A Act, including environmental planning instruments, in Appendix B.

4.4 Biodiversity Development Assessment Report

In accordance with the Biodiversity Conservation Act 2016, an assessment of any SSD's biodiversity impacts must be undertaken as part of the provision of any SSD DA, including the provision of a Biodiversity Development Assessment Report (BDAR) in instances where it is required. An application was lodged on 22 July 2021 requesting that the Department, in consultation with Environment, Energy & Science Group, waive the requirement to prepare a BDAR on the grounds of the development being unlikely to impact biodiversity values in accordance with Clause 1.5 of the Biodiversity Conservation Act 2016 and Clause 1.4 of the Biodiversity Conservation Regulation 2017. A waiver was issued by DPIE on 5 August 2021.

5 Engagement

5.1 Department's engagement

In accordance with Schedule 1 of the EP&A Act and the City's Community Participation Plan, the City publicly exhibited D/2021/1245 (SSD 10381) for 28 days from 27 October to 25 November 2021. The application was made publicly available on the City's and Department's websites.

The City placed a public exhibition notice in the Sydney Morning Herald and notified adjoining and surrounding landowners, the Department and relevant Government agencies in writing. All notification and public participation statutory obligations have been satisfied.

The City has considered the comments raised by Government agencies and in public submissions during the assessment of the application (see **Section 6**).

5.2 Summary of submissions

The City received 9 submissions in response to the SSDA. The submissions comprised of:

- 3 submissions from Government agencies; and
- 6 submissions from the public.

Of the public submissions, 5 were in support of the application. One of these submissions, from a private individual, whilst in support also raised some design issues. Issues raised relate to:

- children on stairways – concern raised regarding danger and difficulty of use
- lack of allocated staff space
- public walk through and associated child protection concerns, and
- lack of dedicated science lab.

The Applicant has advised that these issues are all operational issues and that the Department of Education is satisfied that the proposed design will meet its operational requirements. In relation to public access through the site and security adequate measures have been included in the design which along with management measures will ensure child safety and protection.

A further submission on behalf of Mirvac, the developer of adjacent Site 15 to the north, whilst also in support, provided some comments specifically in relation to:

- architecture – supported
- façade – support but recommend a thorough reflectivity assessment to eliminate any impact on the amenity of neighbouring properties
- traffic and parking – lack of off-street car parking and very few on-street car parking spaces (6 no.) to be used as the school drop off zone. Notes drop off zone will cause congestion, resulting in safety hazard consequences in the surrounding streets particularly during pick up and drop off times. Strongly request additional on-street drop-off spaces are provided to alleviate traffic congestion at school pick up and drop off times. Notes a small number of additional drop off spaces could easily be accommodated on Zetland Avenue by removing the

islands between the three proposed drop off bays and we also suggest additional drop off bays are provided on the other adjacent streets to supplement this drop off area

- **Noise** – note proposed ground level games / basketball courts are located on the northern tip of the primary school site, opposite Site 15. The rooftop terrace is also located opposite Site 15. Recommend the design of these areas consider sound transmission to the residential apartments and recommend operational controls to prevent excessive noise, especially overnight and on weekends.
- **Building Plant and Equipment** - request that building plant noise and view impacts be assessed in detail and considered in the design phase to prevent and mitigate impacts on the amenity of the neighbouring residential apartments. Notes that any proposed rooftop plant will be in direct view of the Site 15 apartments so screening from above will be important.
- **Construction** – request opportunity to collaborate on construction traffic management and public domain works to ensure efficient operations and minimal disruption to residents.

In response to these issues the Applicant advised that additional drop off facilities are not considered necessary having regard to the parking assessment and transport mode analysis. Noise impacts from operation and plant and equipment have been addressed in a detailed noise assessment and found to be acceptable subject to acoustic treatment and recommended management measures. Further the Applicant has undertaken to require the building contractor to consult with Mirvac in the preparation of a detailed construction management plan. In relation to reflectivity a reflectivity report is not required however a condition of consent is recommended in this regard to mitigate any potential reflectivity impacts.

The 6th submission was from a private individual and queried whether the proposal is for a school or is also open space to the public. It raised concern that there should be more parking, public toilets and public transport. It is noted that bathroom facilities are provided on the ground floor in association with the shared spaces. The issues of parking and proximity to public transport are discussed further in **Section 6.4** below.

No objections were raised by Government agencies subject to providing additional information or recommended conditions of consent as outlined in Table 2 below.

Table 2 | Summary of Agency Submissions

Submitter	Position
Government Agencies	
Ausgrid	Standard advice was provided regarding underground cables and substations.
Sydney Water	Standard advice was provided regarding water and wastewater servicing.
Transport for NSW	<p>TfNSW raised no objection to the application as it is unlikely to have a significant impact onto the classified road network.</p> <p>Requested additional requirements be incorporated into conditions of consent in respect of:</p> <ul style="list-style-type: none"> • installation of school zones and associated pavement markings and/or remove/relocate any existing Speed Limit signs

- road safety precautions and
- parking, drop-off / pick-up zones and bus zones to TfNSW standards;

Recommended requirements have been incorporated into the recommended conditions of consent (refer Attachment B).

5.3 Key issues raised following initial assessment

On 16 December 2021, the City requested amended plans and additional information. The following comments and recommendations were made to be addressed as part of a RtS report:

Design Excellence Panel Recommendations

1. *Further information / justification is required to address the Design Excellence Panel recommendations as follows:*
 - a) *timber structure substitution – further details and commitment on the specification of the proposed concrete is required to ensure its improved ESD credentials from standard concrete; and*
 - b) *canteen – further details to be provided on the adequacy of circulation and queueing area.*

Materials and Finishes

2. *As previously requested a physical sample board is required that is specifically to include, among other matters, samples of the following:*
 - a) *proposed concrete colour;*
 - b) *flexibrick colour range, and*
 - c) *actual glass specified which meets section J requirements.*

Architectural Plans

3. *Details of the façade treatment are to be included in the Architectural Plan set (Note: it is noted that details are included in the Architectural Design Report however this information is to be included in the plan set).*
4. *Details are to be provided of the public art proposed to the court east wall and soffit material noting the acoustic treatment requirements outlined in the acoustic report.*
5. *Details are to be provided of the proposed entry and sliding gates and the fencing treatment to the interface to Waranara Early Learning Centre.*
6. *The architectural plans must show by icon or annotation the following environmental design elements described in the Design for Environmental Performance template:*
 - a) *128 kWp solar panels on roof plans;*
 - b) *40,000L rainwater tank;*
 - c) *256sqm green wall; and*

d) 180 bike parking spots and lockers.

Landscape and Tree Management

7. *The proposal does not comply with the City's canopy cover target of 15% canopy cover within 10 years from the completion of development as outlined at section 3.5.2 of Sydney Development Control Plan 2012 (SDCP 2012) and as promoted by the NSW Government's 'Greener Public Spaces'. While it is noted that the site is constrained, the landscape design is to be amended to provide additional capacity for canopy trees to meet this important environmental performance target. The amended design should:*

a) *achieve the minimum 15% canopy coverage of the site within 10 years from completion of development;*

b) *allow for the planting of larger canopy trees rather than lots of small sparse canopy / crown trees to provide meaningful canopy coverage by larger trees*

c) *provide adequate soil volumes to ensure that the new trees achieve their full genetic potential and provide that maximum environmental benefits*

d) *ensure newly planted trees meet Australian Standard 2303: Tree Stock for Landscape Use (2015), and*

e) *provide all street tree plantings in accordance with the City's Street Tree Master Plan 2011 (that is, street tree/s must be a minimum container size of 200 litres, at the time of planting)*

Further, it should be noted that the canopy coverage provided by trees outside of the site and surround streets does not contribute to the overall canopy coverage percentage provided by Proposal. It should therefore not be included in the % calculation.

8. *As proposed it is noted that the accessible roof terrace is almost entirely covered in Softfall in various shades of red/ochre and is largely fully exposed, including the climbable mounds. Softfall surfaces are known to reach very high temperatures (e.g. 80 degrees on a 35 degree day) and to cause burns. Having regard to this concern, the level of exposure and extent of material should be reconsidered, and alternatives proposed either in the most exposed spaces or across the entire proposal.*

9. *A revised detailed landscape plan is to be provided drawn to scale, by a qualified landscape architect or landscape designer that includes:*

a) *details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable).*

b) *location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;*

c) *details of planting procedure and maintenance;*

d) *details of drainage, waterproofing and watering systems.*

e) *fencing treatment (including in elevation) of interface between facility and Waranara Early Learning Centre.*

DAP Comments

10. An update to the Architectural Design Report or amended plans is to be provided which formally addresses the DAP comments as follows:

a) façade Proportions of Concrete Spandrel & Flexbrick Screening Relationship – Further analysis and reasoning for these changes from the Design Excellence Submission is to be provided

b) internal analysis of the Flexbrick screen and internal amenity impacts – Internal rendered perspectives are to be provided demonstrating the internal amenity (natural light) implications and the maximum % coverage of the flexbrick screen over windows.

c) roof structure and PV – further details to be provided on the architectural plans.

Shadowing

11. It is noted that the proposal will fully shade the approximately 15m² north facing solar panels of the Waranara Early Learning Centre in mid-winter whilst the west facing panels will retain a minimum of 3 hours of sunlight. Further information should be provided on the potential for the affected north facing panels to be relocated to alleviate this adverse impact of the proposal.

Access

12. The recommendations of the Access report should be incorporated into the plans including:

a) North Ground Level – Require tactile indicators are to be shown to the bottom of stairs and dimensions provided of the projections into the public domain for both tactile indicators and handrail;

b) accessible car park south ground level – This car space is to be shown on the architectural drawings with the required circulation space to ensure this can be accommodated in the design.

c) general – the other internal planning design changes recommended in the access report are to be incorporated into the architectural plans.

Public Art

13. A Preliminary Public Art Plan is to be provided in accordance with the City of Sydney's Guidelines for Public Art in Private Developments which can be found at the following link: <https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/interim-guidelines-public-art-private-developments>

Signage

14. Signage details are to be included on the Architectural Plans including the floor plans and elevations and included in the visual amenity and view impact analysis.

15. The proposed LED screen measuring 4000mm x 2000mm on the northern façade of the building is not supported in its current form given its size and associated visual impact. The sign should be amended to a smaller flush fitting, high quality material preferably non LED editable sign appropriate to the proposal and its context.

(Note: an amended assessment against SEPP (Industry and Employment) 2021 (Formerly SEPP 64 – Advertising and Signage) is also required as it is considered the assessment does not adequately assess the impact of the proposed sign)

Wind

16. *Wind tunnel testing is to be undertaken and provide for assessment to confirm that the design achieves acceptable wind conditions in accordance with section 6.10.7 of GSTC DCP 2012, noting that the north and west frontages of the site have been identified as 'active frontages'.*
17. *Following wind tunnel testing (as above) confirmation should be provided on:*
 - a) *the adequacy of the proposed screens to achieve wind mitigation to the southern faced on Level 1 and 2*
 - b) *landscaping requirements to be implemented, and*
 - c) *any design modifications required to achieve suitable wind conditions.*

Noise and Operational Management

18. *The Operational Plan is to be amended to incorporate the recommendations of the noise impact assessment report, particularly in regard to addressing noise generated from the games court and multi-purpose spaces. Proposed hours of operation and associated management measures to reduce noise impacts should be clearly stated and be practical (Note: the recommendation to not allow whistle use for the games court after 10pm but still allow operation until 11pm is questioned).*

Consultation / Engagement

19. *Details of engagement / consultation with local Aboriginal stakeholders / community is to be provided as required by the SEARs. It should be noted that the SEARs specifically requires that the built form and design "demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal".*

(Note: consultation appears to have occurred in relation to indigenous archaeology but it is unclear whether consultation has been undertaken in relation to the design of the proposed facility).

5.4 Response to submissions

The Applicant provided a RtS report on 28 February 2022 addressing submissions from government authorities, the public and the matters raised by the City as outlined at **Section 5.3** above. The report and its attachments were not advertised as it did not provide for any significant changes to the proposal that would warrant re-exhibition. Only minor amendments which would result in reduced impacts were proposed including:

- Incorporation of the recommendations of the access report into the design
- Amendment to signage, particularly a reduction in the size of the proposed digital signage board by 25% from 2000mm x 4000mm to 1500mm x 3500mm, and
- Identification of alternative tree species for planting within the site.

Further additional information was proposed to address issue raised.

The Applicant provided the following response to the City's request.

Table 3 | Applicant's response to request for additional information

Issue	Applicant's response
<p>Further justification required to address Design Excellence Panel recommendations particularly in relation to (1) timber structure substitution and (2) canteen.</p>	<p>Additional justification provided including ESD credentials of proposed concrete and canteen circulation and queuing arrangements to Council's satisfaction</p>
<p>Physical sample board requested</p>	<p>Physical sample board provided on 6 April 2022.</p>
<p>Architectural Plans – further details requested on architectural plans including façade treatment, public art, fencing and gate details for interface with Waranara Early Learning Centre, ESD elements</p>	<p>Additional detail provided as requested with exception of fencing and gate details (Noted separately included in D/2014/1313).</p>
<p>Landscape and Tree Management - Amended landscape plans requested to increase tree canopy coverage to 15%, provide for larger canopy trees, provide adequate soil volumes, compliance with Australian Standards, street tree planting requirements, reduced softfall, further detail etc.</p>	<p>Amended landscape plans provided however the Applicant disputed the applicability of the 15% tree canopy requirement under SDCP 2012 and noting that additional canopy coverage is not able to be provided due to safety concerns in high winds. Claimed proposal provided for increase from 5.5% to 8.4% coverage being an increase of 161m².</p> <p>Softfall maintained as the play surface on the rooftop noting that 50% of rooftop is shaded by PV cells and that students would be directed to the ground floor courtyard and games court on extreme days.</p>
<p>Further detail on façade treatment and proportions, internal analysis of Flexibrick screen and Rooftop structure and PVs</p>	<p>Satisfactory additional information provided illustrating façade treatment and proportions in further detail. Analysis of light and internal amenity as a result of Flexibrick screen also provided. Further detail of rooftop and PVs also provided.</p>
<p>Shadowing – Noted that the proposal would shade north facing solar panels of the Waranara Early Learning Centre in mid-winter. Information to be provided on</p>	<p>SINSW advised that it would investigate the shadow impact to determine an appropriate course of action in consultation with the City and the Child Care Centre.</p>

potential for relocation.

Access – recommendations of the Access report to be incorporated into the plans	Amended plans submitted incorporating recommendations.
Public Art – Preliminary public art plan to be provided	Suitable preliminary Public Art Plan provided.
Signage – signage to be included in the architectural plans. LED screen size not supported – to be amended to smaller flush fitting non LED editable sign.	Signage included on architectural plans. LED sign reduced in size by approx. 25% from 2000mm x 4000mm to 1500mm x 3500mm. Proposed operation to be limited from 6am to 10pm. Amended Industry and Employment SEPP (formerly SEPP 64) assessment provided.
Wind tunnel testing to be provided	Noted wind tunnel testing not required for height of building (17m). Agreed wind tunnel testing not required.
Noise and Operational Management Plan to be updated to include noise impact assessment report recommendations	Amended Operation Plan provided. Acoustic report revised to accord with the hours of operation proposed for the use of the communal spaces on weekend and public holidays.
Consultation / Engagement – details of consultation / engagement with local Aboriginal stakeholders / community to be provided.	Consultation details provided.

6 Assessment

The City has considered the proposal, the issues raised in submissions and the Applicant's RtS. The City considers the key issues with the proposal are:

- Design excellence;
- Landscape design and canopy coverage;
- LED signage;
- Traffic, parking and accessibility; and
- Operational management.

Each of these issues is discussed in the following sections of this report. Other issues considering during the assessment of the applications are addressed in **Section 6.6**.

6.1 Design Excellence

The Applicant has undertaken a competitive design process with the winning architects being BVN Architects. The application is considered to be consistent with the winning scheme and has addressed the recommendations of the Design Jury as set out in Tables 4 and 5 below. In its evaluation of the schemes the Jury concluded that:

The subject scheme responds to the surrounding context through scale, form, materiality and design. The building is designed as a perimeter block with strong, simple lines and varying parapet heights. The Jury commended this formal and clear presentation and acknowledged that the horizontal nature responds well to the architecture of the Gunyama Park Aquatic and Recreation Centre, Zetland Avenue and the adjoining heritage precinct.

The scheme proposes a multi-purpose court on the corner of Zetland Avenue and Portman Street to enhance visual and physical linkages through the site. The permeable nature of the court creates multiple linkages through the site, while the double height space invites daylight access through the centre of the site. The Jury highly commended this design move as a key merit of the scheme, and noted it created an open and inviting ground plane.

The Jury commended the fresh and distinctive character of the cladding.

The approach to education is simple, with learning hubs provided on Levels 1 and 2 and play spaces provided on Ground Level and Level 3. The Jury appreciated the clear separation of the two school uses from a functional perspective.

The Jury highly commended the consideration of environmental sustainability in the scheme. The proposed mixed-mode strategy includes passive solar design principles, sun screening, harvesting of rainwater and use of Z-transition ducts to reduce heat load and encourage natural airflow.

While the scheme met the design requirements of the Brief, the Jury noted further revision of internal spatial planning was required to improve functional operation. The location of toilets, canteen, lift spaces and library require further consideration.



Figure 28 | Photomontage of proposed development looking south west presented at the competition (Source: Urbis)



Figure 29 | Photomontage of proposed development looking south east presented at the competition (Source: Urbis)

In its concluding remark the Jury identified design elements to be retained and those which require further resolution. These matters have been assessed against the submitted design in Table 4 and 5 below.

Table 4 | Design Elements Strongly Supported by the Competition Jury to be retained

Element Jury Required to be retained	Applicant's Design Response and assessment	Consistency
Multi purpose games court	<i>Retained in same location as competition scheme.</i> Comment: agreed.	√
Public Artwork integrated with Multi-purpose games court including on eastern wall and soffit	<i>Retained and integrated with Multi-purpose games court and a budget and procurement pathway identified to deliver.</i> Comment: agreed. Further detail provided in Preliminary Public Art Strategy as part of RtS.	√
Relationship between Hall and Multi-purpose games court to be retained especially the benefit of a large whole of school congregational space	<i>Relationship maintained and hall still visually open to the games court via large operable glazing elements. However due to security and structural requirements there is no longer a direct physical connections between these spaces.</i> Comment: agreed. Visual connection maintained. Loss of large congregational space considered matter for the Applicant.	X acceptable
Scheme to maintain high level of activation to all street frontages	<i>Level of activation to street frontages as per the competition scheme.</i> Comment: agreed. High level of activation provided.	√
Maintain visual connection throughout the building – particularly outward views	<i>Visual connections have been maintained.</i> Comment: agreed. High level of visual connection provided.	√
The generosity and clarity of the open space is to be retained alongside the coherent landscape strategy	<i>The open space and its landscape design strategy have been maintained.</i> Comment: General clarity and arrangement of open space supported however the City has previously raised concern regarding the canopy cover. On balance, the proposal is acceptable.	√
The Jury provide strong support for the fresh distinctive character of the cladding and request this is conceptually retained subject to material selection and sourcing	<i>Materials and product selection have remained consistent however it is noted that the timber structure have been substituted with concrete.</i> Comment: Further information has been submitted in respect of the design and ESD credentials of the concrete structure. Design Advisory Panel has provided support for the revision.	X acceptable
The high degree of flexibility, pattern of light and shade, privacy and thermal benefits of the screen should be maintained	<i>The screen design has remained consistent.</i> Comment: Agreed. Further information has been submitted in relation to the internal amenity resulting from the screen illustrating appropriate internal amenity, privacy and thermal performance.	√
Retention of a north south and east west connection	<i>The north-south and east-west links have been maintained during the agreed times.</i> Comment: Agreed – retained.	√

Element Jury Required to be retained	Applicant's Design Response and assessment	Consistency
The Jury strongly support the benefit of a timber structure, particularly the aesthetic, sustainability health and education benefits	<i>Following further investigation, the timber structure has been replaced with a concrete structure.</i> Comment: As outlined above substitution considered satisfactory.	X acceptable
The flexibility of the learning spaces is supported and is to be retained	<i>The flexibility of the learning spaces has been maintained.</i> Comment: Agreed - retained.	√
The location of Multi Purpose Space 2 on the corner of the shared driveway facility the public space is a strong gesture and is to be retained	<i>The location of Multi Purpose Space 2 has remained consistent.</i> Comment: Agreed - retained.	√
Principles of sustainability to be maintained in achieving the aspirations of the proponent, including the use of hybrid concrete and timber structure	<i>Following further investigation, the timber structure has been replaced with a concrete structure. The project is also pursuing a range of sustainable design principles.</i> Comment: As outlined above further information has been submitted in relation to the ESD credentials of the concrete structure and the Design Advisory Panel has provided its support for the substitution. Other ESD measures appropriate and supported.	X acceptable

Table 5 | Design Elements that require satisfactory resolution

Jury Comment	Design Response	Satisfactory
Levels and security lines, universal access at ground level to be resolved	<i>Physical security requirements to suit the modes of use have been resolved.</i> Comment: Agreed. Revised access report provided indicating universal access able to be achieved.	√
Resolution of the OSCH and North South access between 4.30pm and 6.00pm	<i>The management / operation plan addresses the various times of use.</i> Comment: Updated operation plan provided with RtS (refer Section 6.5 below).	√
Review and resolve the address and entry of Multi Purpose Spaces 1A and B	<i>Access has been resolved through inclusion of a new loggia facing Zetland Avenue which provides Universal Access into these spaces. The reduction of the level of the ground floor to satisfy flood requirements has improved this relationship.</i> Comment: Agreed. Direct shared access provided via loggia from Zetland Avenue.	√
Provision of direct access to amenities for Multi Purpose Space 1A and 1B	<i>Each of these spaces is fully self contained with an accessible WC and two gender neutral WCs.</i> Comment: Agreed -provided.	√

Jury Comment	Design Response	Satisfactory
Further refinement with respect of the Zetland Avenue access to provide visually more direct North South connections	<i>Changes to the admin space, lowering of the ground floor level to satisfy flood requirements and improvement to the planning at the southern end of the site have enabled a more direct visual relationship.</i> Comment: Agreed. Direct visual connection provided.	√
Careful selection of materials	<i>Material choices have remained consistent since the competition and have been chosen to suit the nature of the site and EFSG requirements.</i> Comment: Agreed. Materials considered appropriate.	√
The ground floor administration area is to be replanned to ensure all required functions are co located	<i>This space has been replanned after extensive stakeholder engagement and now satisfies the functional requirements of the school.</i> Comment: Noted.	√
Canteen location to be revisited	<i>The canteen has been moved to open directly onto the central courtyard, it is now located between Multipurpose Room 2 and the School Hall.</i> Comment: Noted. Some concern raised in submissions regarding circulation space however Applicant advised meets their operational requirements and will be actively managed by staff.	√
Further development and detail with regard to maintenance and access between the façade screen and the internal glass line wall to be reviewed and resolved to ensure adequate space is provided	<i>A dedicated maintenance walkway provides secure access to the façade screen and the glazing.</i> Comment: Noted.	√
Exploration of options with regard to the location of the library to the satisfaction of education requirements	<i>The library has been replanned following extensive consultation with stakeholders.</i> Comment: Noted. Library location on rooftop adjacent to playspace considered appropriate.	√
Resolve issues with respect to columns within the Multi Purpose games court to ensure unobstructed spaces are provided	<i>The structure has been redesigned in this area to remove the obstructing columns.</i> Comment: Agreed -resolved.	√
Resolution of the location of substation to be accessed off Portman Street	<i>A substation is no longer required as part of the project.</i> Comment: Noted.	n/a
Look for opportunities to increase the generosity of the vertical circulation	<i>The lift has been relocated to be obvious to all users and opens directly onto the main circulation space. The two main stairs have been designed to suit EFSG and BCA requirements and have 2m clear width.</i> Noted: Noted.	√

Jury Comment	Design Response	Satisfactory
Refinements to maximise outdoor play space – it is accepted that with the planning constraints on this site that being slightly under the requirement may be acceptable	<i>The extent of outdoor playspace is generally consistent with the competition scheme and is slightly over 8m² per child.</i> Comment: Amount of playspace (8.98m ² / child) is considered appropriate given site constraints and quality of space.	√
Toilet numbers and locations are to be reviewed	<i>Toilet numbers have been addressed and agreed with stakeholders and the BCA consultant.</i> Comment: BCA compliance to be required as condition of consent	√ condition
Equitable light distribution to all classrooms throughout the school which may involve the relocation of some amenities	<i>Detailed planning has been undertaken with stakeholders to maximise flexibility, amenity, natural daylight into teaching spaces, which has included changes to toilet design / location in some areas.</i> Comment: Noted.	√
Resolution of car parking and loading to ensure all function and operate effectively and do not block the north-south access	<i>Car parking and loading requirements have been resolved so that the north-south link is unencumbered. The loading space (when in use) slightly blocks the visual connection, but a clear physical link is still provided.</i> Comment: Agreed. Revised loading arrangement comprising two (2) loading service bays along the southern boundary of the site accessed via one way (east bound) roadway considered acceptable.	√
Effective management of acoustic impacts of the Multi-purpose games court for internal functions	<i>Following specialist acoustic advice a retractable baffle has been included on the northern edge of the court. This plus acoustic absorption in the walls and soffit mitigate the impact.</i> Comment: Noted. Acoustic report indicates able to meet noise criteria however recommends no whistles after 10pm and booking time to cease at 10.45pm to ensure patrons off the premises by 11.00pm. A condition is recommended requiring compliance with the submitted Operational Plan of Management, which limits hours of operation of the games court to 10.30pm.	√ condition

The development achieves design excellence with an appropriate height, bulk and scale as well as use of high-quality materials and detailing suited to the proposed school and community use. The bespoke façade detail is compatible with the emerging character of the neighbourhood, heritage items in the vicinity and the civic nature of the building. The design provides a high level of both pedestrian and visual permeability and clearly distinguishes between school and community access arrangements. The new building will positively contribute to the quality and amenity of the public domain, is of an appropriate height and scale and provides active street frontages. The through site links provide a natural extension to the public domain and streetscape and ensure a high level of visual permeability into and through the site. The site is suitable for the proposed development and

provides a mix of uses consistent with existing planning controls and to meet the social infrastructure needs of the community.

The proposed design provides appropriate separation to neighbouring sites and includes appropriate acoustic materials and operational measures to ensure that it will not result in adverse impacts to neighbours. The building and its various elements are sited to be sensitive to, and to minimise any potential impacts on adjacent heritage items. The proposed access arrangements for both vehicles and pedestrians are appropriate and sufficient and well-designed bike parking for students and staff is provided. The site is also suitably located in close proximity to good public transport. Whilst no car parking is proposed as part of the development this is considered acceptable given the site location and accessibility. Conditions of consent are however recommended in relation to the formulation and implementation of a Green Travel Plan.

A high standard of sustainable design is achieved and the development generally provides sufficient and appropriate landscaping on the ground, upper and rooftop levels to contribute to local biodiversity, microclimate control and visual amenity however it is considered that the proposed canopy coverage is insufficient as it does not achieve Council's canopy coverage target of 15%. However as the application is a Crown application and the Applicant has declined to increase the proposed coverage is accepted.

The City's Design Advisory Panel reviewed the proposal on 12 August 2021. The table below addresses the comments and recommendations made during this meeting.

Table 6 | Design Advisory Panel comments and responses

Issue	Response
The timber structure proposed in the competition has been changed to concrete. Reasons for the change include cost, provision of a fire-resistant structure, maintenance, and supply.	Noted
Timber framing was proposed as an alternative to concrete in the competition process. The competition jury recommended that design development proceed with the timber option but recognised the challenges and concerns regarding durability and fire safety.	Noted
Timber structures have inherent sustainability benefits over concrete. The Panel questioned what the proponent would do to offset the carbon footprint now that the proposed structure is concrete? Will it still achieve its green star rating and purported sustainability goals? The Panel recommended that the City request reporting on the sustainability trade-offs.	Further details of proposed concrete's ESD credentials provided with RtS including Green Star rating. Council's Urban Designer has advised that this is acceptable subject to recommended condition requiring confirmation by the structural engineer that the concrete meets the specification provided.
Facade proportions appear better balanced in the competition scheme than in the current scheme, particularly in relation to the flexbrick screening and concrete spandrel. The overlapping or feathering of flexbrick screens in the competition scheme appears to provide better proportions and by sitting the screens proud of the concrete, it would help with the weathering (rain wash staining) of the concrete	Further analysis and reasoning of the façade proportions of concrete spandrels and Flexibrick screen relationship has been provided in updated Architectural Design Report submitted with RtS (pages 89 -90). Council's Urban Designer has advised that this is acceptable.

Issue	Response
below.	
The timber structure had the potential to create a warmer interior than concrete. Design of interior spaces must ensure they remain pleasant environments to facilitate better learning.	Internal rendered perspectives provided in the updated Architectural Design Report submitted with RtS (pages 91-94). High level of natural light retained. Condition recommended by Council's Urban Designer requiring that the flex brick screen (SCN-101) is limited to maximum 50% brick coverage. Relevant drawings are to be updated to reflect this requirement.
Made up of stainless-steel rods threaded through brick tiles, the flexbrick system is an innovative façade system. Convinced that use of flexbrick could lead to a high-quality architectural expression, the competition jury supported its use. The Panel however, recommended further analysis of the screens effect on internal spaces – e.g. light quality, noting natural light is essential for quality learning spaces.	As above
The Panel suggests that a sample prototype panel should be tested to ensure an optimum learning environment. Sunlight access and sun-shading also requires careful consideration.	As above
The Panel noted discussion surrounding glass selection is ongoing.	Noted. Condition of consent recommended by Council's Urban Designer in respect of proposed glazing to ensure clear glass with high level of transparency and neutrality of colour. Physical samples of the glass types, details of the manner of assembly, and the glazing characteristics including the proposed Shading Coefficient, the Visible Light Transmission and the Reflectivity to be required and approved.
More detail is needed in regard to the roof structure and support for the photovoltaic cells.	Further detail of the roof structure and PV provided on Architectural Plans (AR-DA-810-04-00 and DA-G40-XX-01). This is considered acceptable.
The competition jury made comments regarding public access routes through the school, landscaping, and privacy, particularly in relation to the early education areas of the school. The Panel was unsure if the current design addresses these issues and suggests compliance checks during DA assessment.	Public access routes reviewed and considered acceptable.
Ramps accessing community areas at the primary address to the school could be more generous.	Noted. No change made in RtS however considered acceptable.

In light of the above assessment it is considered that the development achieves design excellence as required.

6.2 Landscape design and canopy coverage

The proposal includes 5,387m² of outdoor unencumbered play space which is a rate of 8.98m² per student, delivered across a series of open spaces within the site, including:

- Internal courtyard;
- Rooftop library learning space;
- Amphitheatre teaching space; and
- Rooftop mound play space.

Whilst the landscape concept is generally supported the proposal provides for a site canopy coverage post development of 7.2% as amended by the RtS. This matter has been raised with the Applicant given the SDCP 2012 requirement (section 3.5.2) that development provide at least 15% canopy coverage of a site within 10 years from the completion of development. This requirement is consistent with the State government's target for the Greater Sydney Region to achieve 40 per cent urban tree canopy cover by 2056 as articulated in its Draft Greener Places Design Guide (2020). Notably the Guide provides for a greater than 15% increase urban tree canopy cover in CBD areas.

Notwithstanding this strategic context, the Applicant has advised that Sydney DCP 2012 does not apply to the proposal as it is State Significant Development and noting that the proposal has been designed within the building envelopes established by the design competition jury and that the target 15% cannot be achieved without substantial canopy on the rooftop. The Applicant further argues that the use of canopy trees on the rooftop cannot be considered due to safety concerns in high winds, that additional structures would be required to support deep soil profiles and that additional canopy would compromise the ability of the rooftop to provide photovoltaic panels and student play spaces. Further it has indicated that the design provides a net gain increasing the canopy coverage from 5.5% existing to 7.2% within 10 years of completion and that this is appropriate in the circumstances.

Notwithstanding the Applicant's advice, as advised by Council's Landscape Specialist, it is considered that there are opportunities to increase the canopy coverage on site and that in light of the State government's own priority for greener places the proposed 7.2% coverage is insufficient. Accordingly, a draft condition of consent was proposed requiring that the canopy coverage be increased to 15%. This condition was objected to by the Applicant being a Crown agency.

Accordingly, under the circumstances and given the status of the application as Crown development, on balance it is considered that whilst the proposed canopy coverage is not in line with Council's policy or the State government's own targets and strategic policy, Council is not able to enforce an increase in canopy coverage. It is therefore concluded that the proposed canopy coverage is acceptable whilst not being ideal.

Council also raised concern with Applicant regarding the colour and extent of the sofffall material proposed on the rooftop. Sofffall in various shades of red/ochre is proposed and is largely fully exposed, including the climbable mounds. Concern was raised that sofffall surfaces are known to reach very high temperatures (e.g. 80 degrees on a 35 degree day) and to cause burns. It was requested that the level of exposure and extent of material be reconsidered, and alternatives proposed either in the most exposed spaces or across the entire proposal.

In its RtS the Applicant retained the surface and provided advice in its RtS that it considered that the surface is common to rooftop play areas and preferable to timber or pavers. It further noted that the PV cell shade structure covers 50% of the rooftop area and that this is higher than other DoE rooftop facilities and will provide good amenity to students on hotter days. On extreme days students are to be directed toward lower level play areas including the courtyard and games court. Notwithstanding

this position it did agree to amend the soffit exposed to the sun to a lighter colour. A condition of consent to this effect is recommended.

6.3 LED signage

The subject application includes a proposed digital LED sign (D1) on the northern façade of the building (Zetland Avenue) adjacent to the main pedestrian entry which is proposed to be used for the purposes of school communications. The sign was original proposed with a length of 4000mm and height of 2000mm surrounded by a 12mm steel plate on all sides. The screen is to consist of 500mm x 500mm high resolution modules. Sign SC3 having dimensions of 1300mm x 330mm comprising building naming signage cast into concrete is proposed adjacent.

Following concerns raised during the initial assessment phase the Applicant amended the sign in its RtS report to 3500mm and height of 1500mm, a reduction of approximately 25%. A reduction in sign illumination was also proposed revised to 6:00am-10:00pm seven days per week.

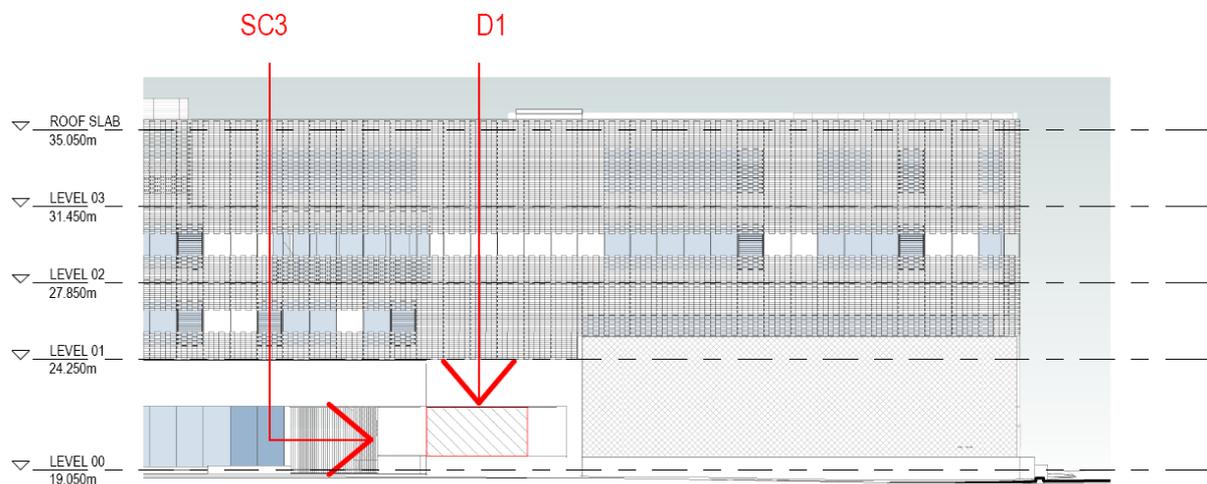


Figure 30 | North Elevation showing location of proposed LED sign (Source: BVN)

Notwithstanding the proposed reduction in size it is still considered that the illuminated LED sign is excessive in size as proposed (having an area of 5.25m²) and that if approved, it would have an adverse visual impact on the proposed building, streetscape and wider locality. The proposed hours of operation (6:00am-10:00pm seven days per week) would also potentially result in adverse amenity impacts to residential properties in the vicinity. The sign is located on a prominent street frontage and given its excessive size has significant potential to adversely impact the public domain.

Accordingly a condition is recommended which requires that the sign be reduced in size to a maximum of 2500mm x 1000mm (2.5m²) and that it only operate between the hours of illuminated between the hours of 7am and 10pm 7 days per week. This condition has been reviewed by the Applicant as a Crown authority and has been accepted. Subject to the recommended reduction in size and hours of operation it is considered that the proposed sign is suited to its purpose, consistent with the scale, form and function of the host building and will not result in any adverse impacts.

Other signage proposed is restricted to building naming signage cast into concrete and is considered appropriate both in terms of size and location.

6.4 Traffic, parking and accessibility

The proposal does not include any parking and rather relies on students and staff primarily accessing the site via public transport or active transportation modes (walking or cycling). The EIS notes the site is well connected to the active transport network with established pedestrian infrastructure and a number of separated cycleways constructed or to be constructed in the vicinity of the school. It further notes that this is anticipated to be the primary mode of transport for a majority of students due to the small enrolment boundary and the planned development for Green Square Town Centre. Additionally, the site is also located within walking distance of bus and rail services which offers convenient access to public transport, in particular for staff and community users. High capacity on-street drop-off/pick-up area is also provided along the future Zetland Avenue.

In terms of loading and servicing, the development provides two (2) loading/service bays at the southern boundary of the site accessed via Portman Street one way in an easterly direction. Waste collection is proposed to be conducted using Council's Waste Collection vehicle (contractor). The service bay will also be utilised by private servicing vehicles up to an 8.8m Medium Rigid Vehicle.

The EIS notes that the traffic generation arising from the development has been assessed as a net change over modelled conditions and factored to account for the unique characteristics of the site, equating to an additional 14 vehicle trips in the AM peak period and an additional 61 vehicle trips in the PM peak period. It notes that that the proposed school development is critical community infrastructure and as with any school within the Sydney region, will have moderate impacts to the surrounding road network for short periods of time during drop-off and pick-up. Of the percentage of students arriving by private vehicle, a number are expected to be 'linked trips' whereby a driver is already accounted for in the network. Generally, private vehicle trips are expected to decrease as key infrastructure is constructed within the Green Square Town Centre.

SIDRA traffic modelling indicates that key intersections will experience minor increases in average delay (under 3 seconds) during the AM and PM network peaks as a result of the proposal and that both intersections will continue to operate at a LoS 'B' or 'C' with spare capacity. No external infrastructure/intersection upgrades are required to accommodate the proposed development.

The EIS further notes that access arrangements and service bays comply with AS 2890, thereby ensuring safe and efficient operation.

A Draft School Transport Plan has been provided and provides mode share targets for the proposed school and discusses transport encouragement programs, policies and procedure to reach the targeted mode shares. Policies and procedures for the proposed 'day-to-day' operations and community operations are presented. The plan also discusses the communication channels that are expected to be used to communicate these goals and strategies and the method by which data collection and monitoring would occur.

Overall the Applicant's traffic impact assessment demonstrates that the proposed school development is considered supportable from a traffic planning perspective and will provide the GSTC with a crucial community service.

Council's traffic engineers have undertaken an assessment of the proposal and concur with the above findings subject to recommended conditions of consent. In particular the proposed nil parking provision is supported as is the 180 proposed bicycle spaces and end of trip facilities subject to compliance with relevant Australian and Austroads standards and Council's DCP requirements. The advice also notes that a strong Green Travel Plan is required for the site. As noted above a Draft School Transport Plan and Travel Access Guide prepared by School Infrastructure NSW have been

submitted with the application. A draft condition of consent was proposed that required the preparation and submission of a Green Travel Plan. The Applicant objected to this condition on the basis that a separate condition requires a School Transport Plan to be prepared that includes arrangements to promote the use of active and sustainable transport modes. This is considered to be acceptable.

In terms of accessibility the Competition Jury made comments regarding public access routes through the school in particular providing support for the north south and east west connections and requiring further resolution of levels and security lines and universal access at ground level. In this regard the plans have been amended to provide additional clarity around access throughout the site at various times as shown in Figure 31 below. Security arrangements have been incorporated into the design to maximise public access outside of school hours, provide direct public access to the two community multipurpose rooms (at all times) and to clearly identify, delineate and control these different access arrangements. It is therefore considered that access arrangements have been resolved as identified by the Jury.



Figure 31 | Access arrangements Ground Floor (Source: NSW Government / CoS, Operational Plan)

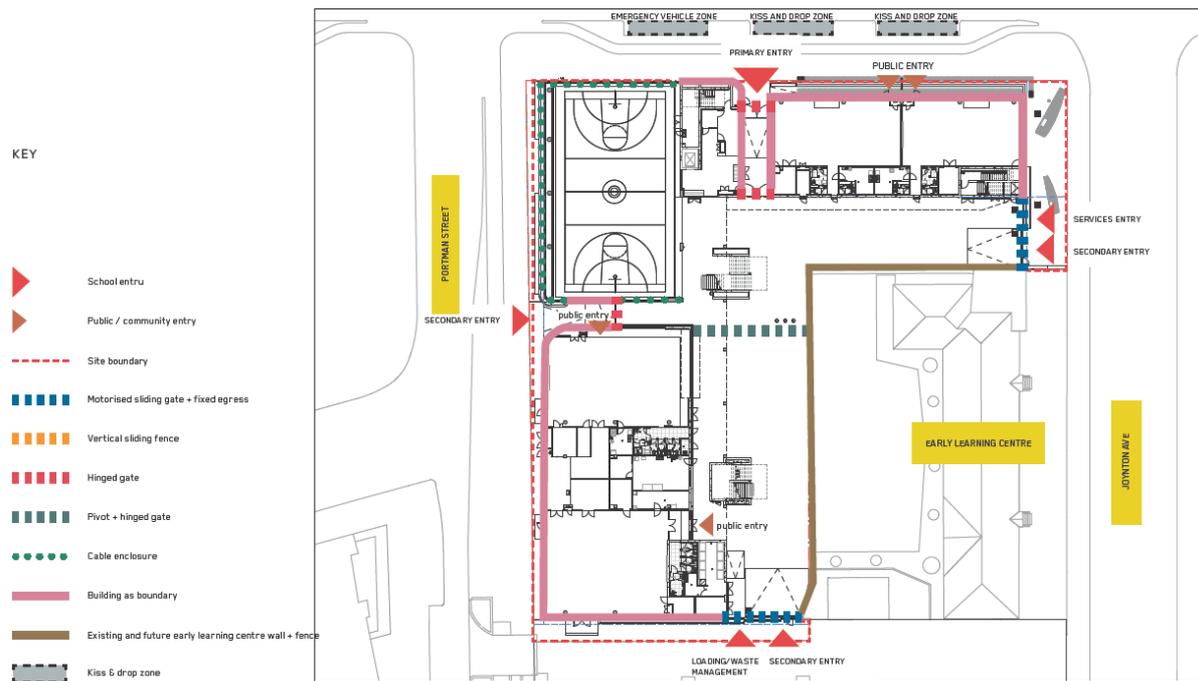


Figure 32 | Entries, access and security (Source: BVN Architectural Design Report)

6.5 Operational management

The proposal provides for a 600 student public school, Out of school hours centre (OSHC) and community facilities in the form of Multi-purpose community spaces, Multi-Purpose Games Court, Courtyard and Community hall. Given the multitude of uses proposed on site, at various times during the day, week and school holiday periods, a detailed Operational Plan has been prepared. The Plan details the management and operation of the Shared Spaces, including the booking process. The Shared Spaces on the ground floor are to be jointly managed by the DoE and the City with DoE essentially managing the Shared Spaces during school hours and the City managing the Shared Spaces outside school hours. The use of spaces on the ground level is graphically illustrated in Figure 33 below. The use times is also summarised in Table 7 below. Having regard to these measures it is considered that the various uses on site will be appropriately managed and will not result in any adverse amenity impacts to surrounding neighbours.



Figure 33 | Ground Floor Uses (Source: NSW Government / CoS, Operational Plan)

Table 7 | Shared Space access (Source: NSW Government / CoS, Operational Plan)

Facility	Communal Hall	Sports Court	Multi-Purpose Space 2	Courtyard
School	6:45am to 6:00pm weekdays	6:45am to 6:00pm weekdays	6:45am to 6:00pm weekdays	6:45am to 6:00pm weekdays
		6:45am to 6:00pm during school holidays	6:45am to 6:00pm during school holidays	6:45am to 6:00pm during school holidays
Cleaning - School	6:00pm-6:30pm	6:00pm-6:30pm	6:00pm-6:30pm	6:00pm-6:30pm
Community	6:30pm to 10:30pm weekdays	6:30pm to 10:30pm weekdays, school holidays	6:30pm to 10:30pm weekdays, school holidays	6:30pm to 10:30pm weekdays, school holidays
	7am to 10:30pm weekends, public holidays	7am to 10:30pm weekends, public holidays	7am to 10:30pm weekends, public holidays	7am to 10:30pm weekends, public holidays
	7am to 10:30pm during school holidays			
Cleaning - Community	10:30pm-11:00pm	10:30pm-11:00pm	10:30pm-11:00pm	10:30pm-11:00pm

6.6 Other issues

Other issues considered in relation to the proposed development are outlined in the Table 8 below:

Table 8 | Assessment of other issues

Issue	Findings	Recommendations
Remediation	Remediation and site preparation works were assessed in detail in separate application D/2020/923.	Noted.
Wind impacts	<p>A Pedestrian Wind Environment Statement prepared by Windtech has been submitted which indicates that the development receives moderate shielding of the prevailing north-easterly and southerly winds due to the neighbouring mid-rise surrounding developments. However, it also notes that the site remains relatively exposed to the prevailing westerly winds due to the potential for the winds to travel along Geddes Avenue and The Drying Green Public Park. It indicates that the development will incorporate several design features and wind mitigating strategies and is expected to be suitable for the intended use for the majority of the outdoor trafficable areas. Mitigation strategies to be considered include:</p> <p><u>Ground Level:</u></p> <ul style="list-style-type: none"> • Retention of proposed densely foliating evergreen tree planting along Zetland Avenue and Portman Street. • Retention of hedge planting along the perimeter of the games court capable of growing to a minimum height of 1.0m above the ground. • Retention of proposed densely foliating evergreen tree planting and hedge planting within the Outdoor Learning area. <p><u>Level 1:</u></p> <ul style="list-style-type: none"> • Retention of proposed porous balustrading and façade panels along the terrace perimeter. • Recommended full height porous end screen at the southern end of the western aspect terrace. <p><u>Level 2:</u></p> <ul style="list-style-type: none"> • Retention of proposed porous balustrading and façade panels along the terrace perimeter. • Recommended full height porous end screen at the southern ends of the western and eastern aspect terrace. • Retention of the proposed canopies situated over the amphitheatre. 	<p>In the draft conditions of consent, Council recommended a condition requiring compliance with the recommendations of the submitted Wind Report. This condition was not agreed to by the applicant and was subsequently deleted. The applicant submits that the proposed design has taken into account appropriate mitigation strategies. This includes the proposed full-height porous screens and planting behind, which will work to mitigate winds on the affected corners. The applicant's architect, BVN, submit that the proposed level of screening and vegetation proposed on the facades will adequately mitigate wind impacts. This is accepted.</p>

- Recommended strategic tree/vegetation planting within the amphitheatre space.

Rooftop Terrace:

- Retention of 3.6m high porous screening along the northern and eastern aspects and 2.0m high porous screening along the southern aspect of the Library Learning Space.
- Retention of 3.6m high porous screening along the northern, southern and western perimeter and 2.0m high porous screening along the eastern perimeter of the Mound Play Space.
- Retention of PV panels over the Library Learning Space and Mound Play Space.
- Retention of proposed vegetation and tree planting. It is recommended that dense evergreen species are chosen to provide year-round protection.

Heritage

The proposed development is located on the site of local heritage item 554A Former South Sydney Hospital Group which includes

- Administration Building, Queen Anne style building 1913
- Pathology Building, single storey building to Joynton Avenue, 1913
- Outpatients Building, single storey Inter-War Georgian Revival style building, c1935
- Nurses Home (eastern wing), three storey Inter War Georgian Revival style Building, c 1938

Other features of heritage value include the landscaped area fronting Joynton Avenue between the Nurses Home and the Pathology Building, including the significant trees and open landscaped areas around the buildings as well as the brick and sandstone boundary fence to Joynton Avenue.

The site is also located in the vicinity of a number of other heritage items and heritage conservation zones.

While DCPs do not technically apply to SSD, the GSTC DCP 2012 includes an Interpretative Heritage Landscape Strategy which applies to the site and which specifies required setbacks. Council's Heritage Specialist has noted that the proposal has been through a rigorous design competition and that the proposed building is compliant with the DCP specified setbacks of 15m from the Main Administration Building and 6m from the Outpatients Building. However, the eastern wing of the proposed building is setback 11m from the Outpatients Building instead of the 12m stipulated in the CMP policies. This was discussed and supported at Pre-DA stage as the visual impacts were not considered to be

The design response is supported.

different.

Further advice has been provided that the proposed works do not involve physical impact on existing significant heritage fabric. The proposed bulk and scale of the building is not out of place and is in accordance with the CMP and DCP. The proposed setbacks help maintain the prominence of the heritage buildings. No works are proposed to the existing original brick fences and sandstone capping. The proposed colours and materials include a terracotta coloured brick screen and coloured concrete. This is compatible with and inspired from the historic brick buildings on site.

Overall it has been concluded that the form, mass, height, modulation, colour and materials of the proposal have been designed to respect and give due regard to the existing heritage buildings on the site. The other existing buildings within the listed heritage item have undergone high quality, contemporary and bold additions and the proposal is in keeping with that trend.

Accordingly, it is considered that the proposal is acceptable from a heritage viewpoint.

Environmental Sustainability

The scheme has adopted a high level of environmental sustainability proposing a 5-star Green Star Design and As Built equivalency design. In conjunction with the Green Star Design & As-Built rating, the project will be developed in line with the sustainability frameworks set out by Schools Infrastructure NSW's and City of Sydney and incorporates the following sustainability initiatives:

- Passive design elements to reduce the energy demand of the building in operation and improve indoor environment quality and thermal comfort for students and staff;
- High performance façade and glazing, efficient lighting and lighting zoning, solar PV, selection of appliances with high energy efficiency ratings;
- Preliminary consideration of the building design's resilience to climate change impacts;
- Good daylight, visual comfort and acoustic design in both buildings to support their functions as training and teaching spaces and private staff areas;
- Best practice waste management principles in operation and for the demolition works to avoid waste to landfill;
- Enhanced greening to improve air quality and reduce the urban heat island

The design response is supported.

effect, water efficient fixtures and fittings (high WELS ratings), and rainwater collected from the roof and stored for use on-site; and

- Verification of the above initiatives will be undertaken through Green Star Design & As Built v1.3 formal certification.

Shadowing

The proposal results in acceptable shadow impacts. Some impact will occur in mid-winter to the adjacent public artwork 'While I live I will grow' to the south primarily in midwinter in the morning and falling primarily on the roof of the adjacent Waranara Early Childhood Centre and Green Infrastructure Centre to the east in the afternoon. This worst-case situation provides for sunlight on approximately 50% of the artwork from approx. 10.45am with the shadow moving off the artwork by 1pm with existing shadows taking over. This level of impact is considered acceptable given that it represents the worst-case scenario and given the community and social benefits of the proposal. Other additional shadow impacts are primarily within the site itself, on the roof of adjacent buildings or on the road. Notably no additional shadow impact will occur on the Waranara Early Childhood Centre courtyard to the east of the building as a result of the proposal.

The proposal will however shadow the existing northern PV panels on the roof of the Waranara Early Childhood Centre. This issue has been raised with the Applicant who has advised that it will investigate this impact and consider options in conjunction with the City and the Centre.

Shadow impacts considered acceptable on balance.

7 Evaluation

The City has assessed the merits of the proposal and has carefully considered all issues raised in government agency and public submissions. The City has also considered all relevant matters under Section 4.15 of the EP&A Act, the objects of the EP&A Act and the principles of ESD.

The City is satisfied that the proposal should be approved for the following reasons:

- 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;
- 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;
- 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;
- The application demonstrates design excellence;
- The development is anticipated to create 227 construction and 50 ongoing operational jobs;
- The development has provided sufficient information to address the SEARs; and
- All other issues have been appropriately addressed by recommended conditions of consent.

The City's assessment therefore concludes that the development is in the public interest and recommends that the application be approved, subject to recommended conditions.

8 Recommendation

It is recommended that the Central Sydney Planning Committee, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- **agrees** with the key reasons for approval listed in the notice of decision; and
- **signs** the attached development consent and recommended conditions of consent (see attachment).

Recommended by:

Helena Miller

Consultant Planner

Director, MG Planning Pty Ltd

9 Determination

To be confirmed.

Appendices

Appendix A – Environmental Impact Statement

<https://www.planningportal.nsw.gov.au/major-projects/projects/green-square-integrated-community-facility-and-school>

Appendix B – Statutory Considerations

Relevant EPI	Assessment
<p>State Environmental Planning Policy (Planning Systems) 2021</p> <p>(Formerly State & Regional Development) 2011 (SRD SEPP)</p>	<p>The Planning Systems SEPP identifies development or infrastructure types that are of state or critical significance. Under Schedule 1, Clause 15 State Significant Development includes development for the purpose of a new school having a capital investment value greater than \$20 million. The proposed development constitutes SSD as it is development for the purpose of a new school and has a capital investment value of \$56,521,350 excluding GST.</p>
<p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>(Former State Environmental Planning Policy (Infrastructure) 2007 (ISEPP))</p>	<p>Infrastructure provisions</p> <p>The Transport and Infrastructure SEPP provides the legislative planning framework for infrastructure and the provision of services across NSW. Clause 2.121 and Schedule 3 of ISEPP trigger referral to the Roads and Maritime Services (former – now Transport for NSW) as the proposal is considered as: “Any other purpose” “with access to a road (generally)” with size or capacity of “200 or motor vehicles per hour”. The proposal has been estimated to generate, worst case scenario, approximately 250 vehicle trips per hour in the morning peak period and 228 vehicle trips per hour in the afternoon peak period. Accordingly, Transport for NSW has been consulted during the preparation of the EIS and a referral made following lodgement of the application in accordance with the requirements of the ESEPP (see below). TfNSW has advised that it raises no objection to the application as it is unlikely to have a significant impact onto the classified road network subject to the imposition of recommended conditions of consent. These conditions will be included should the application be recommended for approval.</p>
<p>(Former State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP))</p>	<p>Education provisions</p> <p>The Transport and Infrastructure SEPP also seeks to streamline the planning system for education and childcare facilities. Under section 3.36(6)(a) and Schedule 8 proposals for schools are to address the school’s design quality principles. The EIS concludes that the proposed development demonstrates these principles as follows:</p> <p>Principle 1—context, built form and landscape</p> <p>It is considered that the proposed school has been designed to respond to and enhance the positive qualities of its setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them is informed by the site conditions such and the proposed landscape has been integrated into the design to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites. Specifically, the proposed 4 storey perimeter building form, consistent with the design competition will ensure a strong urban street wall whilst respecting the heritage values of the site, neighbouring development and the locality.</p> <p>Principle 2—sustainable, efficient and durable</p> <p>The proposal incorporates a range of sustainability measures including</p>

passive ventilation and lighting, rooftop solar panels, rainwater harvesting and water sensitive urban design. It also achieves a 5-star Green Star design and as built rating. It has therefore been designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling. The proposed materials are also durable, resilient and adaptable which will enable them to evolve over time to meet future requirements as required.

Principle 3—accessible and inclusive

The proposed development provides appropriate wayfinding and clearly identifies areas available to the school and wider community. The proposed facilities are accessible and inclusive. Shared facilities are also integral to the concept.

Principle 4—health and safety

The proposal will provide an appropriate level of security clearly delineating spaces for the school and wider community. It provides safe and secure spaces whilst also providing a welcoming and accessible environment.

Principle 5—amenity

The proposal will provide for pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. The design takes account of surrounding roads and developments and provides for an appropriate internal amenity for users. Appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces and provided as is access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

Principle 6—whole of life, flexible and adaptive

The proposed design is flexible and adaptive and takes account of future needs and a whole-of-life-cycle approach. Facilities are designed to be multi use and readily adapted.

Principle 7—aesthetics

The proposed new facility being the result of a design competition is aesthetically pleasing having an appropriate built form that has good proportions and is balanced in composition. The design responds the heritage and other characteristics adjacent development and will have a positive impact on the quality and character of a neighbourhood. The proposal is also consistent with the future context and identity of the neighbourhood.

It is agreed that the proposal is consistent with the design principles and will result in a new facility that is both functional and that represents design excellence. It responds to its context and provides a high-quality built form that is sympathetic to surrounding heritage items and new developments alike. Whilst the landscape concept is generally supported it is considered that the proposed canopy coverage is inadequate and therefore an increase in canopy cover to a minimum of 15% was proposed. The Applicant has not however accepted this condition being a Crown authority (refer **Section 6.2** below).

The proposal incorporates a range of sustainability measures and notably has been designed and certified to equivalent 5-star Green Star Design. Measures include passive ventilation and lighting, rooftop solar panels, rainwater harvesting and other WSUD measures. The design is accessible and inclusive and will provide a high level of security with spaces clearly delineated and controlled for school, public

and community use. A high level of amenity will be achieved by the proposed design which takes account of current and future needs, and which demonstrates a highly attractive design.

State Environmental Planning Policy (Industry and Employment) 2021

Former State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

Chapter 3 of the State Environmental Planning Policy (Industry and Employment) SEPP applies to advertising and signage within NSW.

The proposal provides for 2 signage types including naming and information communication signage. Static signage cast into the facade concrete is proposed to identify the building name - "Green Square Public School & Community Spaces" on three elevations, east, west and south. In the Zetland Avenue entry passage, smaller lettering is proposed to illustrate - "Green Square Public School". A Digital communication signage board is also proposed in the form of a LED screen is to be located on Zetland Avenue adjacent to the main entry.

The proposed signs are to be located on the northern, southern, eastern and western elevations of the building. A Digital community information signage board is proposed on the northern façade of the building (Zetland Avenue).

Clause 3.11 of the SEPP requires the signage is consistent with the objectives of that Policy and satisfies the assessment criteria in Schedule 5. The consent authority must also be satisfied that the proposal is acceptable in terms of its impact. Each of the criteria set out in Schedule 5 is addressed in turn below.

1. Character of the Area

The proposed signs are generally considered to be compatible with the character of the area. They are suited to the proposed use and sympathetic to the heritage character of the locality. In particular the proposed LED digital screen is located to the north away from heritage items adjoining the site to the south to minimise and potential impact. However, as noted within the body of the report the proposed size of the LED sign is considered to be excessive, inconsistent with the proposed use and likely to result in adverse visual and glare impacts to surrounding residents and members of the broader community. Accordingly, it is recommended that it be reduced in size from the amended size of 1500mm x 3500mm (originally 2000mm x 4000mm) to a maximum size of 1000mm x 2500mm by condition. It is proposed that operation of the sign be limited to between the hours of 7am and 10pm 7 days per week to limit any potential character or amenity impacts.

It is noted that there is no clear theme for outdoor advertising in the area however the proposed signage is considered suited to its purpose and context subject to the above recommended amendments.

2. Special Areas

Subject to the recommended amendment it is considered that the proposed signage does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas. It has been designed to be sympathetic to the heritage character of the area.

3. Views and vistas

The proposed signage does not obscure or compromise any important views and will not dominate the skyline or reduce the

quality of any vistas. Further it does not reduce the viewing rights of other advertisers and as amended is suited to the use and scale of the building on which the proposed signs are to be located.

4. Streetscape, setting or landscape

The scale, proportion and form of the proposed signs (as modified by condition) are considered to be appropriate for the streetscape, setting and landscape. The signs will contribute to the visual interest of the streetscape and setting and provide appropriate building identification and communication signage suited to the proposed use. The signs will not reduce clutter, simplify existing advertising or screen unsightliness as there is no existing signage on site. Further the proposed signs will not protrude above the building, structures or tree canopies in the area or locality.

5. Site and building

The proposed signage (as modified by condition) is well considered and compatible with the scale, proportion and other characteristics of the proposed building. The signage is well integrated with the design and accordingly will positively contribute to the new building.

6. Associated devices and logos with advertisements and advertising structures

The proposed LED sign will comprise communication information for the school only and no advertising.

7. Illumination

The application notes that illumination details will be developed at a later stage and will be designed to avoid unacceptable glare or light spill. Appropriate conditions of consent will ensure that that this is the case should the application be approved.

8. Safety

The proposed signage (as modified by condition) will not reduce road, pedestrian or cyclist safety.

Having regard to the above assessment it is considered that the proposed signs (as modified by condition) are consistent with the assessment criteria and will not result in any adverse impact.

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy No. 55 – Remediation of Land

Chapter 4 of the Resilience and Hazards SEPP requires the consent authority to consider whether the subject land of any development application is contaminated and can be made suitable for the proposed use.

All demolition, earthworks and site preparation work associated with the proposal have separate consent under development application D/2020/923 approved by Council on 16 December 2020. Compliance with the provisions of the former SEPP 55 was demonstrated in the assessment of approval of D/2020/923. The proposed development is wholly consistent and within the parameters of this related application. It is therefore considered that it remains consistent with the provisions of SEPP 55 and the new Resilience and Hazards SEPP.

Appropriate conditions of consent in respect of site remediation are recommended including in relation to a site audit statement, new

contamination evidence, imported fill, remediation capping layer etc.

**Sydney Local
Environmental Plan 2012**

Not applicable to the subject land

**South Sydney Local
Environmental Plan 114
(Southern Industrial and
Rosebery / Zetland
Planning Districts
(SSLEP 114))**

SSLEP 114 is the primary EPI applying to the subject land.

The subject land is zoned 5(a) Special Uses – Hospital under SSLEP 114. Uses permitted with consent in the zone include any uses which in the opinion of the consent authority is consistent with the objectives of the zone “by virtue of its type, function, scale and services”. The objectives of the 5(a) Special Uses zone include “to identify land which is currently used by public authorities, institutions, organisations or the council to provide certain community facilities, services or utilities”. The subject land is identified as Special Uses – Hospital as it was previously the location of the South Sydney Hospital. The proposed use of the site for a school and community facility is therefore consistent with the previous use of the site for community facilities, services or utilities. Accordingly, is it considered that the proposed use is permissible with consent in the zone being a type of development that by virtue of its type, function scale and services is consistent with the former hospital use of the site.

Clause 10 FSR and Clause 11 Height of Buildings – no height or FSR controls are prescribed on the FSR and Height control plan for the subject land.

Clause 12 Heritage Items – the site is listed as heritage item 555A under SSLEP 114. Under this clause the consent of Council is required for works to a heritage item. The consent authority is required to consider the impact of the proposed works on the significance of the item prior to granting consent. The proposed development is considered to be consistent with the heritage significance of the site, and the remaining buildings within the site, as addressed in the main body of the report. In summary it is considered that the proposal will not result in any adverse heritage impact.

Clause 18 Community Use of school facilities - this clause allows community use of educational facilities. The proposed development is consistent with this clause providing for the development of a new school with dual use for the purposes of community facilities.

Clause 26 Development on all land to which this plan applies – provides that consent cannot be granted unless the site is serviced by water, sewerage and drainage services. All services are available to the site.

Clause 27 Flood Liable Lands – The subject land is identified as being flood liable and affected by the 1% AEP. The Maximum 1% AEP flood level along Joynton Ave is RL18.55. The City of Sydney Interim Floodplain Management Policy (IFMP) requires that all school and childcare facilities are located above the 1% AEP plus 500mm freeboard. Accordingly, the finished floor levels (FFL) of the proposed development have been set at minimum 1% AEP flood level (RL 18.55) plus 500mm freeboard, equating to an RL of 19.05. This is up to 800mm higher than existing ground level.

Clause 28 Contaminated land – site remediation has been approved as part of separate DA D/2020/923 approved by Council on 16 December 2020. Accordingly, the subject land will be made suitable for the proposed use.

The proposed development is therefore consistent with all relevant provisions of SSLEP114.

**South Sydney Local
Environmental Plan 1998**

The subject site is zoned No. 11 (a) Green Square Town Centre Zone and No. 11 (b) Green Square Town Centre Public Domain Zone under SSLEP 1998. However, these zones are classified as 'Deferred Matter' and therefore the provisions including the land use table are not applicable to the proposed development.

SSLEP 1998 only applies to the site to extent that Schedule 2 identifies heritage items within South Sydney. Schedule 2 of the SSLEP 1998 identifies the site as heritage item 554A - Former Royal South Sydney Hospital Group. The heritage item is of local significance. The proposal is considered to be consistent with the heritage significance of the site as addressed in **Section 6.6** of the main body of the report.

**Sydney Local
Environmental Plan (Green
Square Town Centre Stage
2) 2013**

SLEP 2013 does not apply to the site as the land is identified as a 'deferred matter'.
