

# **REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

## **GREEN SQUARE INTEGRATED COMMUNITY FACILITY AND SCHOOL**

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# 1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report is a request for Secretary's Environmental Assessment Requirements (SEARs). This report is prepared by Urbis Pty Ltd on behalf of School Infrastructure New South Wales (SINSW) (the applicant).

The SEARs request is made to guide the future development of Green Square Integrated Community Facility and School (GSICFS) to be located on a portion of 3 Joynton Avenue, Zetland.

The proposed development is classified as State Significant Development (SSD) on the basis that it falls within the requirements of clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being '*Development for the purpose of a new school (regardless of the capital investment value)*'. It is noted that the Capital Investment Value for the School will be greater than \$20 million.

The development of the new school is a collaboration between SINSW and the City of Sydney Council (the City), reflecting the significant need for contemporary additional public education and community infrastructure in the area. Across New South Wales, the Department of Education (The Department) is funding new schools, upgrades to existing schools and improved facilities as public school enrolments are anticipated to be 40,000 students higher in 2019-20 than 2015-16.

The proposal will seek consent for a new public primary school (Kindergarten – Year 6). The new school will respond to the Education Facilities Standards and Guidelines (EFSG) requirements for a Core 21 School Facility. The proposal provides an opportunity to deliver a new multi-level school to be an exemplar for new public schools in NSW, providing innovative educational facilities that are more accessible to the local community outside of school hours.

The purpose of this report is to provide information to support the request for SEARs and provides:

- An overview of the site and context,
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts anticipated for SEARs.

This request should be read in conjunction with the following documentation:

## 2. SITE AND LOCALITY

The subject site forms part of the former Royal South Sydney Hospital (Former RSSH) site at Green Square, Zetland (**Figure 1**). It is located in the north-western corner of what is now known as the Green Square Community and Cultural Precinct. The subject site is irregular in shape and has an approximate area of 4,700sqm with existing frontages to Joynton Avenue and Portman Street. Located approximately 4.5kms south of the Sydney CBD, the site sits on the eastern edge of Green Square Town Centre and on the border of the Epsom Park residential precinct (**Figure 2**).

The subject site is part of Lot 2 of Deposited Plan 1174641. It is located less than 500m from Green Square Railway Station and the intersection of Bourke Street, Botany Road and O’Riordan Street. The subject site currently contains a 3 storey building which operates as a hydrotherapy facility. The hydrotherapy facility will be decommissioned in late 2020 and relocated to the Gunyama Park Aquatic and Recreation Centre which is currently under construction.

Figure 1 – Aerial of Subject Site



Source: Urbis GIS

The subject site is bounded by a shared one-way driveway to the south, the Waranara Early Education Centre and associated enclosed playground to the east, Portman Street to the west, Joynton Avenue to the east and the future Zetland Avenue to the north.

The subject site occupies an important location within the Green Square Town Centre. When built, the GSICFS will form the final street wall to complete the outdoor room of the Drying Green.

The following development surrounds the subject site:

Table 1 – Surrounding Development

Direction	Description
North	To the north is the future Zetland Avenue. Further north at 811 Elizabeth Street, is a former car dealership which was granted consent for a mixed-use development comprised of a 2-storey podium with 3 buildings above ranging in height from 4 to 15 storeys (D/2017/1201).
South	The majority of the former RSSH Site.
East	To the east, across Joynton Avenue, is the future Gunyama Park Aquatic and Recreation Centre (D/2016/824), which will provide indoor and outdoor recreation facilities. Construction is underway and the expected completion date of the aquatic centre, multipurpose sports field and landscaped area is late 2020. A playground will be completed in a later stage of works.
West	To the west is Portman Street, the future Drying Green Park and the new Geddes Avenue. Further west at 105-115 Portman Street, is a new mixed-use development (D/2015/294) for three buildings which are 9 to 15 storeys in height.

Figure 2 – Site Location Plan



Source: Urbis

## 3. PROPOSED DEVELOPMENT

### 3.1. OVERVIEW

The proposed development of GSICFS is intended to comprise the following:

- A new **public primary school** (Kindergarten – Year 6). The new school will respond to the Education Facilities Standards and Guidelines (EFSG) requirements for a Core 21 School Facility, which includes (amongst other things):
  - A maximum capacity for 600 students and 60 staff. The core facilities such as library, hall and administration will be provisioned as Core 21 capacity under the EFSG guidelines (which provides for a 720-student demand).
  - 24 home bases;
  - Canteen;
  - Out of Hours School Care (OHSC);
  - Covered Outdoor Learning Space (COLA);
  - School Communal Hall (located at the ground level, as 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
  - 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-purposes space and ground level courtyard.
- Car parking for school staff.
- Bicycle parking for the community facilities and the school facilities

To inform the preparation of the SEAR's a building envelope has been prepared by Urbis and is attached as Appendix A of this report. A building envelope is proposed at this time as SINSW has elected to prepare and run an invited Architectural Design Competition for the final design of the proposal. The Design Competition is reflective of the significance of the former South Sydney Hospital Site and Green Square and the desire of SINSW to provide a facility that is an exemplar for new public schools in NSW. There is no statutory requirement for a design competition of any sort to be run for the project.

The invited Design Competition will be in accordance with the City of Sydney Competitive Design Policy 2013. SINSW is presently seeking an endorsed Competition Brief from the City of Sydney Council to permit the commencement of the Design Competition.

### 3.2. DESIGN REVIEW

As previously detailed an invited Architectural Design Competition will be run prior to the submission of the SSDA. The competition will be run in accordance with the endorsed Design Competition Brief and the City of Sydney Competitive Design Policy 2013. The winning scheme will respond to the SEARs which will be addressed in detail within the EIS and supporting documents.

Given the intended purpose and associated rigour of the Architectural Design Competition process is to ensure the future development of the site demonstrates a high degree of design excellence it is requested that the need for the State Design Review Panel be waived. We are confident that the Design Competition

process will, through the Jury, thoroughly review and assess the winning scheme to ensure it demonstrates design excellence.

An alternative measure would be to reform the Design Jury as the Design Integrity Panel to provide continuity of review and to assess design development against the recommendations of the Jury at the conclusion of the competition.

### **3.3. DEMOLITION AND SITE REMEDIATION**

It is intended that a separate development application for demolition and remediation works will be undertaken prior to the lodgement of the SSDA. This application will be advanced as a Local Development Application through the City of Sydney Council.

## 4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP);
- *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP);
- *State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017* (Education SEPP);
- *State Environmental Planning Policy No. 55 Remediation of Land* (SEPP 55);
- *State Environmental Planning Policy No. 64 Advertising and Signage* (SEPP 64);
- *South Sydney Local Environmental Plan 114*
- *South Sydney Local Environmental Plan 1998*
- *Royal South Sydney Hospital Site Master Plan 2013*

### 4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

*State Environmental Planning Policy (State and Regional Development) 2011* identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the SRD SEPP, the following development is classified as state significant development:

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*
- (2) *Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) *Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposal is defined as an 'educational establishment' and is a new school. Accordingly, an SSD application (SSDA) is to be prepared and lodged with the Department of Planning, Infrastructure and Environment (DPIE).

### 4.2. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

*State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. Schedule 3 stipulates that development for the purposes of an 'educational establishment' with 50 or more students and with access to any road must be referred to the RMS. Accordingly, Roads and Maritime Services (RMS) has been consulted on this project already and will continue to be consulted during the preparation of the EIS.

### 4.3. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENT AND CHILD CARE FACILITIES) 2017

The NSW DPIE released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and childcare facilities.

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal involves new built form elements and landscaping elements. The new built form will consider the relationship between proposed buildings and

neighbouring buildings and open space. A Design Report and Landscaping Concept Plan will accompany the EIS.

- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community particularly in terms of job creation and reducing pressure of surrounding public schools and surrounding community facilities. The proposal will be developed with consideration for the Government Architect of New South Wales (GANSW) Environmental Design in Schools.
- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** CPTED measures will be incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. A range of open spaces and sports facilities will be available for students to encourage passive recreation. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for shared use by students, staff and the community. These will provide students with an enhanced learning environment and the community facilities that are create a sense of welcome, inclusion and belonging.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves the construction of School, Community facilities and Shared Facilities within a cohesive development, which is designed to ensure flexibility and longevity for use as a School and community facilities simultaneously.
- **Principle 7 – aesthetics:** The proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is of an appropriate scale and form for the surrounding context.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within the EIS. In accordance with clause 35(6) of the Education SEPP, the EIS will detail how the different facilities will be used by the community.

#### **4.4. STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND**

*State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA.

Given the historical use of the site to which the GSICFS will be located, was primarily industrial purposes (most recently a hydrotherapy facility), contamination is expected to be present. Accordingly, geotechnical and contamination investigations will be undertaken and addressed as part of the EIS.

It is intended that separate development application for site remediation works will be undertaken prior to the lodgement of the SSDA.

#### **4.5. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE**

*State Environmental Planning Policy No. 64 Advertising and Signage* (SEPP 64) applies to all signage and advertisement, which can be displayed with or without development consent under environmental planning instruments and is visible from any public place or public reserve. New school signage will be assessed against the Assessment Criteria set out under Schedule 1 of SEPP 64 as part of the EIS.

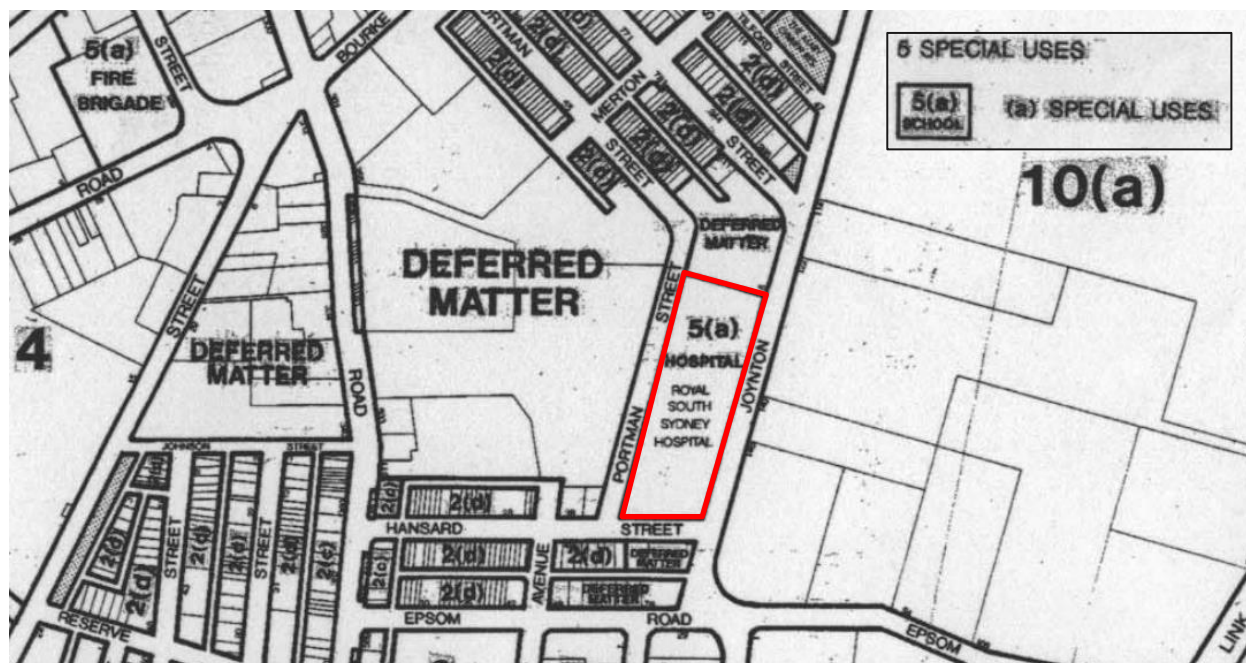
## 4.6. LOCAL ENVIRONMENTAL PLANS

The site is a “deferred matter” in both *Sydney Local Environmental Plan 2012 (SLEP 2012)*, *Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013* and the *South Sydney Local Environmental Plan 1998*. The *South Sydney Local Environmental Plan 114 (SSLEP 114)* is therefore the applicable Environmental Planning Instrument applicable to the site.

### 4.6.1. South Sydney Local Environmental Plan 114

SSLEP 114 defines the land use zone for the site and states any development which is consistent with the zone objectives could be permissible. The site is zoned 5(a) Special Uses (see **Figure 3**) with an objective to *identify land which is currently used by public authorities, institutions, organisations or the Council to provide certain community facilities, services or utilities.*

Figure 3 – Land Use Zoning



Source: *South Sydney Local Environmental Plan No. 114 – Zoning Map*

The proposed uses for the purposes of *community facilities* and *educational establishment* are consistent with the objectives of the zone.

Table 2 – Relevant Local Planning Controls

Provision	Response
10 Floor Space Ratio	SSLEP 114 does not specify a maximum building height or floor space ratio control for the site. The maximum building height is dictated by the <i>Royal South Sydney Hospital Site Master Plan 2013</i> .
11 Height of Buildings	
13 Community use of school facilities	Educational Establishments may be used for other purposes, such as community facilities outside of school hours with consent from Council.
14 Subdivision	Should the proponent propose to subdivide the area of land to be used as a school, from the main allotment, consent from Council would be required.
15 Acquisition of land reserved for arterial roads	Land to the north of the subject site will be acquired for the purpose of a road. This acquisition does not affect the subject site.

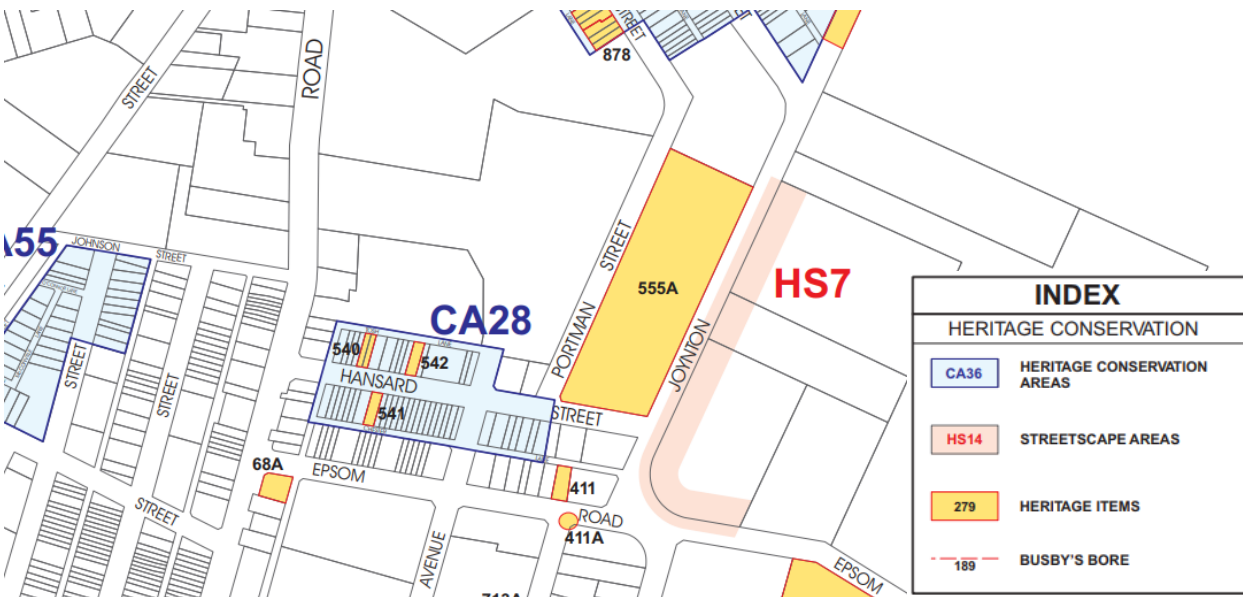
Provision	Response
22 Development on all land to which this plan applies	The proposed development will be capable of being serviced by water, sewerage and drainage infrastructure.
23 Flood liable lands	The site is identified as flood prone land under the Alexandra Canal floodplain risk management plan, risk management study and flood study.  A Flood Impact Assessment and flood mitigation measures will accompany the EIS.
24 Contaminated land	The site has historically been used for industrial purposes. The subject site will be remediated and made suitable for use in accordance with SEPP 55 prior to the redevelopment of the site.

#### 4.6.2. South Sydney Local Environmental Plan 1998

The site is a "deferred matter" under the *South Sydney Local Environmental Plan 1998*. However, the South Sydney LEP 1998 applies to the site for the purposes of identifying heritage items adjacent to the site.

Schedule 2 of the SSLEP 1998 identifies the site as heritage item 555A (**Figure 4**). A Conservation Management Plan was prepared for the site by City Plan Heritage in 2011. It is noted that not all built elements of the Former RHHS site fall under the heritage listing. Table 3 below outlines the elements included in the heritage listing.

Figure 4 – Local Heritage Map



Source: South Sydney Local Environmental Plan 1998 – Heritage Map

Table 3 – Heritage Classification

Item Number	Address	Description
554A	3 Joynton Ave, Zetland	<p>Former Royal South Sydney Hospital Group, including:</p> <ul style="list-style-type: none"> <li>• Administration Building, Queen Anne style building, 1913, with later alterations and additions, and</li> <li>• Pathology Building, single story building to Joynton Avenue, 1913, and</li> <li>• Outpatients Building, single storey Inter-War Georgian Revival style building, c 1935, and</li> <li>• Nurses Home (eastern wing), three storey Inter-War Georgian Revival style building, c 1938, and</li> <li>• Brick and sandstone boundary fence to Joynton Avenue, 1913, and</li> <li>• Landscaped area fronting Joynton Avenue between the Nurses Home and the Pathology Building, including the significant trees and open landscaped areas around the buildings.</li> </ul>

## 4.7. DEVELOPMENT CONTROL PLAN

Under Clause 11 of the SRD SEPP, the application of Development Control Plans is excluded when assessing SSD projects. Notwithstanding this, the proposal will assess the key relevant controls of the *Royal South Sydney Hospital Site Master Plan 2013* and the *Green Square Town Centre Development Control Plan 2012*.

It is noted that *Sydney Development Control Plan 2012* does not technically apply to the site as it is a 'deferred matter' under the SLEP 2012 and *Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013*.

### 4.7.1. Royal South Sydney Hospital Master Plan 2013

The Royal South Sydney Hospital Site Master Plan 2013 (the Master Plan) endorsed by Council in July 2013 is the key planning document that establishes built form requirements for the site and informs the controls contained within the Green Square Town Centre DCP 2012. The key provisions of this Plan, and those which have informed the Building Envelope and setbacks provided at Appendix A are included below.

Table 4 – Key Built Form provisions of The Royal South Sydney Hospital Site Master Plan 2013

Provision	Relevant Consideration
<b>Built Form</b>	<p>The design is to meet the following design principles for built form, which are detailed in the RSSH.</p> <ul style="list-style-type: none"> <li>• The built form shall consist of perimeter block buildings that: <ul style="list-style-type: none"> <li>– creates internal garden spaces;</li> <li>– form a perforated block edge that allows for view connections;</li> <li>– provide an active interface at site boundaries and reinforce street alignments; and</li> </ul> </li> </ul>

	<p>– create a consistent height datum of 3 to 4 storey street wall buildings.</p> <p>The building envelope indicated in <b>Appendix A</b>, is a preliminary massing concept established with reference to the RSSH Master plan and the GSDCP controls.</p> <p><b>Note:</b> <i>fourth storey massing should comprise <u>no more than 20% of the building footprint</u> so as to avoid any additional overshadowing of the site itself and adjacent uses beyond that which would occur from the three-storey structure below.</i></p>
<b>Setbacks</b>	<p>The design is to comply with the setbacks set out below. It is noted that the setbacks to the street/site boundaries have been informed by existing street alignments, the Green Square Town Centre DCP and the setbacks to heritage buildings have been established in the RSSH Master Plan</p> <p><b><u>Setbacks to Street/ site boundary</u></b></p> <p><b>North (future Zetland Avenue)</b> – Nil setback</p> <p><b>West (Portman Street)</b>– 1.5m setback</p> <p><b>Southern boundary</b> – 3.5m setback</p> <p><b>Eastern boundary</b> – 6m setback</p> <p><b><u>Setbacks to Heritage Buildings</u></b></p> <ul style="list-style-type: none"> <li>• a 15 metre setback around the Former Main Administration Building (Green Infrastructure Centre);</li> <li>• a minimum 12m setback from the northern elevation of the Former Outpatients Building (Waranara Early Education Centre); and</li> <li>• a 6 metre setback to Joynton Avenue (with brick wall to Joynton Avenue to be retained due to its heritage significance).</li> </ul>

## 4.8. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development include:

Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)

- Eastern City District Plan
- Design Guide for Schools - GANSW
- *South Sydney DCP No. 11 Transport Guidelines for Development 1996*
- *Green Square Town Centre Public Domain Strategy*
- *Green Square Community and Cultural Precinct Public Domain Coordination Plan*
- *Green Square Public Art Strategy 2012*
- *Sydney Landscape Code Volume 2: All development except for single dwellings*

The EIS will assess the proposed development against these relevant strategic planning policies.

## **5. ANTICIPATED SEARS REQUIREMENTS**

This Section has been compiled to assist in the preparation of the Secretary's Environmental Assessment Requirements which will guide the preparation of the EIS for the proposal. From a review of the indicative scheme and consideration of the site and its context, the following are a summary of issues to be addressed in the EIS prepared for the SSDA.

### **5.1. BUILT FORM AND URBAN DESIGN**

A Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on the height, scale, setbacks and building materials of any potential new development and the introduction of new open space and play areas. The EIS will explain the design principles of the proposed development and how it addresses the surrounding locality.

The design, the subject of the SSDA will be the result of the Architectural Design Competition.

### **5.2. ENVIRONMENTAL AMENITY**

The proposed development is surrounded by medium to high density residential, commercial and industrial developments. Solar access, acoustic impacts, overshadowing, visual privacy will be addressed within the EIS.

Shadow diagrams, perspectives, and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on neighbouring properties and open space areas.

### **5.3. TRANSPORT, ACCESSIBILITY AND PARKING**

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points. Preparation of a Green Travel Plan and Travel Access Guide will also be included as part of the EIS. Full compliance with the relevant standards will be assessed in detail during the detailed design stage. This will aim to encourage staff, students, parents and the general community to access the site by walking, cycling or public transport.

The assessment will also address construction traffic management in the context of other construction presently underway.

### **5.4. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)**

ESD provisions are an important and integral part of this project. The EIS and supporting reports will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. ESD initiatives associated with the project will be based on the following:

- NSW Department of Educations' Educational Facilities Standards & Guidelines (EFSG).
- Best practice design principles;
- Green Star Design and As-Built Submission Guidelines v1.2; and
- National Construction Code (NCC) Section J – Energy Efficiency Targets;
- City of Sydney –Sustainable Design Technical Guidelines.

The EIS will also detail how measures will be implemented to minimise consumption of resources, water, energy and minimise waste generation.

### **5.5. BUILDING CODE OF AUSTRALIA AND ACCESS**

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

## 5.6. HERITAGE

### 5.6.1. Aboriginal Heritage and Archaeology

A Due Diligence Aboriginal Archaeological Assessment has been prepared by Archaeological Management & Consulting Group. The Report identifies that following:

- There were no confirmed Aboriginal archaeological sites located within/ near the study area on the Aboriginal Heritage Information Management System (AHIMS).
- The past landscape features present indicate the area was subject to inundation with the northern end of the study area being within the location of Waterloo dam and swamplands. Although the land has been relatively undeveloped, mainly consisting of industrial buildings and associated activities, later the location of the South Sydney Hospital.
- There is a low probability that sub-surface Aboriginal objects and/or deposits with conservation value may be present within undisturbed areas. If objects are present, they are likely to have been subject to disturbance such as post depositional movement.

This report will be updated in accordance with the proposal and submitted with the EIS. Further investigation will be undertaken if required.

### 5.6.2. European Heritage

The site is identified as a local heritage item under the *South Sydney Local Environmental Plan 1998*, although, the existing buildings that will be demolished to facilitate the proposed development are not listed in the NSW Office of Environment and Health (OEH) statement of significance for the site and are later additions to the Former RSSH site. Initial investigations of the site have also identified that there is some potential for the works to uncover/ impact archaeological relics of potential local significance.

A Heritage Impact Statement will accompany the EIS and the proposed works will consider the Conservation Management Plan that applies to the whole Former RSSH site.

## 5.7. BIODIVERSITY

Due to the limited vegetation on site it is anticipated that a Biodiversity Development Assessment Report (BDAR) will not be required. A BDAR waiver in accordance with the Biodiversity Conservation Act 2016 will be sought following receipt of the SEARs and prior to the lodgement of an SSD application.

## 5.8. WASTE MANAGEMENT

A Construction Waste Management Plan will be prepared to accompany the EIS. The plan will detail all likely waste streams to be generated during construction and outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site.

## 5.9. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared as part of the EIS to outline proposed traffic control plans and truck routes.

## **5.10. CONTAMINATION AND GEOTECHNICAL**

As discussed in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

It is intended that a separate development application for demolition and remediation works will be undertaken prior to the lodgement of the SSDA. This application will be submitted to the City of Sydney Council.

The Former RSSH site has been previously identified as having evidence of Asbestos and other hazardous materials inside most of the buildings. Recent preliminary investigations have found evidence of Asbestos and other contamination in the fill/ soil. A more comprehensive investigation of hazardous materials will be undertaken prior to any work being undertaken. Preliminary investigations concluded that the site can be made suitable for the proposed use following remediation works and validation, which will be completed as a separate development application.

## **5.11. NOISE AND VIBRATION**

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the development, and recommendations to mitigate these impacts.

## **5.12. STORMWATER MANAGEMENT AND FLOODING**

A Stormwater Management Plan will be prepared and submitted, detailing proposed flood risk management strategies and water sensitive urban design measures incorporated into the development. The Stormwater Management Plan will respond to the requirements of the SEARs and any relevant Council Policy.

## **5.13. CIVIL ENGINEERING**

Civil engineering matters will be addressed within the relevant Civil Engineering Plans are to be prepared as part of the SSDA and submitted as part of the EIS.

## **5.14. SOCIAL AND ECONOMIC IMPACTS**

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- Significant new direct and indirect jobs will be created during both construction and operational phases;
- Development of the new school will alleviate pressure on existing aged school facilities and cater for future population growth;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students;
- The project increases student and community access to high quality community and shared facilities; and
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

A separate social and economic impact assessment should not be required. Impacts will be addressed within the EIS planning report.

## **5.15. SAFETY AND SECURITY**

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School to deter crime, manage space and create a safe environment. The proposal will be assessed by SINSW's School Security Risk Assessors, who are CPTED trained, and who will provide recommendations in line with CPTED principles to be incorporated into the proposal.

## 5.16. CONSULTATION

Consultation will be undertaken in preparing the EIS. It is anticipated that the following parties will have an interest in the proposal and will be consulted:

- Department of Planning, Infrastructure and Environment;
- Department of Education;
- NSW Government Architect;
- NSW Office of Environment and Heritage;
- City of Sydney;
- Roads and Maritime Services (RMS);
- Heritage Council of NSW;
- Transport for NSW (TfNSW);
- Utility Service Providers
- Aboriginal Groups and
- Community stakeholders.

The Proponent for this project is a partnership between the Department of Education/SINSW and the City of Sydney. As a result of this partnership, significant and ongoing consultation has occurred with the City of Sydney and its various technical experts which has informed the development of this project.

## 6. JUSTIFICATION

The GSICFS project is seeking to provide a new state-of-the-art, multi-level public primary school and new community and shared facilities. The new facilities are needed to meet the current and future needs of the rapidly growing Green Square community.

The resident population of Green Square is forecast to grow very rapidly over the next decades. The population projections are that there will be 61,000 new residents and 22,000 new workers in Green Square by 2030. Ten per cent of the population of Green Square is expected to be under the age of 11, an increase by over 225% from current levels. To service this substantial population increase, there is a need for a new public primary school and community infrastructure in the area.

In September 2016, SINSW received a proposal from the City of Sydney to work in partnership to establish a new integrated primary school (Kindergarten – Year 6) for 600 students, community facilities and shared facilities on part of the former Royal South Sydney Hospital Site, which is owned by the City. The City identified that it was uniquely placed to provide such a site given the limited availability and high cost of land in the Local Government Area (LGA). This has resulted in a formal partnership between SINSW and the City to deliver the GSICFS, which is the subject of this SEARs request.

The City of Sydney has a history of providing high quality community facilities, including a number of community facilities in the immediate vicinity of the site. Across NSW, the Department of Education is funding new public schools, upgrades to existing public schools and improved facilities as public school enrolments continue to grow. SINSW's vision is for the new multi-level school to be an exemplar for new public schools in NSW, providing innovative educational facilities that are more accessible to the local community outside of school hours.

## 7. CONCLUSION

This report provides support for the Request for SEARs for the development of the Green Square Integrated Community Facility and School. The development will cater for a primary school, community facilities and shared community facilities in the Green Square Town Centre. The development is driven by the ongoing residential growth in the surrounding area and the need for the Department of Education to provide contemporary school facilities to meet current and future enrolment projections and for the City of Sydney to provide high-quality community facilities within constrained land availability.

All relevant impacts will be assessment in the EIS, as guided by the SEARs.

# **APPENDIX A      BUILDING ENVELOPE AND SETBACKS**

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