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Submission Details

Submission ID	Submission Mode	Created by	Creation date
SE-31063263	Online	Steven Broussos	02/11/21

Attachments

Notes

I don't get it, is it just a school, or also an open space to the public? If the later, there should be more parking, public toilets and public transport. Also, please keep schools away from major roads to mitigate the congestion caused by school zone

Delete this submission? No

Dear Samantha

Re: DA Notification: D/2021/1245, 3 Joynton Avenue ZETLAND NSW 2017

I support the development application for the Green Square Public School & Community Spaces. I also fully support the location of the Green Square Public School & Community Spaces.

The Green Square area is currently undergoing large population growth and is projected to be the most densely populated urban areas in Australia. Without a conveniently located public school, many families will continue to leave the area or not move into the area. Other families will have to continue to travel outside the area to take their children to public school (adding to traffic volumes).

Given Green Square Public School & Community Spaces is located in the heart of the Green Square Town Centre, the new aquatic centre, sports fields, library, many parks and transport options are also all close by.

Regarding DA Notification: D/2021/1245, 3 Joynton Avenue ZETLAND NSW 2017

I am a commercial property owner and own two sites in 43-45 William St Beaconsfield and 30 – 32 Beaconsfield St Beaconsfield.

Even though I have no children of my own in the time I have owned my property in this area I have seen how it has gone from a barren wasteland of vacant and derelict buildings to the amazing community it is today.

The school will be a perfect piece to further complete the transformation of the area.

Not only is it needed by the community that has grown in the area but it is also architecturally stunning.

As a property owner and rate payer less than 5km from this site I wish it every success and hope you can break ground and invite the first students to enrol sooner than later.

Once again the City Of Sydney team is excelling and giving me no reason to complain about how my rates are spent.



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STRATA MANAGEMENT SERVICES

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1st November 2021

Samantha Kruize
City of Sydney
GPO Box 1591
Sydney NSW 2001

Dear Samantha,

**RE: [D/2021/1245; 3 JOYNTON AVE ZETLAND NSW 2017]
GREEN SQUARE PUBLIC SCHOOL & COMMUNITY SPACES**

On behalf of the Owners Corporation (OC) of Strata Plan 68432, 13 Grandstand Parade Zetland NSW 2017, we write as Strata Managing Agent to support the Development Application (DA) for the Green Square Public School & Community Spaces.

We understand that the Green Square Public School will have capacity for 600 students from Kindergarten to Year 6. We are also aware that there will be community spaces available after school hours that can be utilised by the local community.

The OC consists of 74 residential lots and has more than 150 residents living in the complex. There are a number of families living within the complex, but in the past many families have chosen to leave the local area given lack of access to a conveniently located local public school.

The OC also hold holding meetings, such as the Strata Committee Meeting (SCM) and the Annual General Meeting (AGM), regularly throughout the year.

In order to continue to attract families living in the complex and the wider local community, as well as to increase access to community spaces in a growing area, the OC supports the DA for the Green Square Public School & Community Spaces.

Yours faithfully,
WHELAN PROPERTY GROUP P/L

CHRISTINE CHO
Strata Manager

Dear Ms Kruize,

The building of a school in the Green Square precinct is a fabulous idea! This area's demographic is changing and the local schools are already at capacity. To have a modern and stylish school in the area is great!

I have already been in contact with the architects over some concerns with the design and whilst they allayed a couple of concerns I am still concerned about:

a. children on stairways. I already work in a school where primary students have to climb stairs and it is fraught with some danger and difficulty for them. Lifts do not alleviate the situation as they are slow and lack capacity.

b. there seems to be no staff space allocated- perhaps I have not read the drawings well. Staff need a dedicated staff room for conferencing and 'down time'.

c. the public walk through is of concern with young children walking between buildings. I can see members of the public riding bicycles through. Perhaps I have misinterpreted the 'public access' aspect. If not, then something needs to be put in place to prevent bicycle riding. I am also concerned about child protection aspects with members of the public having access to what should be a 'child safe' environment where children can feel safe from 'strangers'.

d. there seems to be no dedicated science lab for primary use. This is a real lack in my mind. Many schools of high quality, internationally, have a dedicated science lab set up for experiments and for science classes. Many good schools also have an outdoor environmental class room/garden where children can set up experiments and take part in outdoor education. I can understand that the school does not need a dedicated IT suite as they will no doubt be on wi fi and one-to-one laptop; however, a science lab is a must.

My apologies if I have again misread the plans.

29 November 2021

Ms Monica Barone
Chief Executive Officer
The City of Sydney Council
456 Kent Street,
Sydney NSW 2000

Attention: Samantha Kruize

RE: Submission in relation to the proposed Green Square Primary School at 3 Joynton Avenue, Zetland NSW 2017

Dear Samantha,

Thank you for the opportunity to comment on the proposed Green Square Primary School.

We commend the City of Sydney and the Applicant (NSW Department of Education) on the world-class planning and design of this valuable community asset for the Green Square and surrounding communities.

Since 2012 Mirvac has been actively involved in the transformation of the Green Square Town Centre located adjacent to the subject site. In partnership with government agency Landcom we have delivered 476 apartments and over 3,000sqm of retail amenity to the Town Centre. Mirvac currently has 322 apartments and 1,400sqm of retail space under construction and is planning a further 842 apartments, 47,500sqm of commercial space, and 7,600sqm of retail to be delivered in the Town Centre over the next 7 years. Our success has been underpinned by having a collaborative working relationship with our stakeholders. This includes understanding and respecting the needs of the local community, City of Sydney and the NSW Government, all who are key to delivering integrated and sustainable developments in Green Square.

We have prepared the following feedback to the Primary School plans in context of our extensive knowledge of the Green Square and surrounding catchment.

Architecture

The engagement of award-winning architects BVN is commended. The contemporary, sustainable and innovative design is well aligned with the Green Square vision. The visual and pedestrian connection to the surrounding public amenities – the Drying Green, Plaza, Library, Joynton Avenue Creative Centre and Gunyama Park Aquatic and Recreation Centre is welcomed as is the multi-purpose uses planned for the spaces.

Facade

The layered and textured façade and screening elements are visually interesting and complement the nearby heritage buildings including the old hospital and the Joynton Avenue Creative Centre. The subtle infusion of colour brings a vibrancy and playfulness appropriate for a school in a sophisticated way that is well-suited to the Green Square context.

We recommend a thorough assessment of the reflectivity of the façade elements and roof top fins be undertaken to eliminate any impact on the amenity of neighbouring properties. We note Mirvac's Site 15 project is located diagonally opposite the site and will comprise 313 residential apartments up to 23 storeys. The project is currently under construction and due for completion in 2023. We consider reflected sunlight into apartments to be an unacceptable outcome and we therefore recommend a detailed reflectivity assessment is carried out by a qualified reflectivity expert at the design phase to ensure any projected impacts can be designed out.

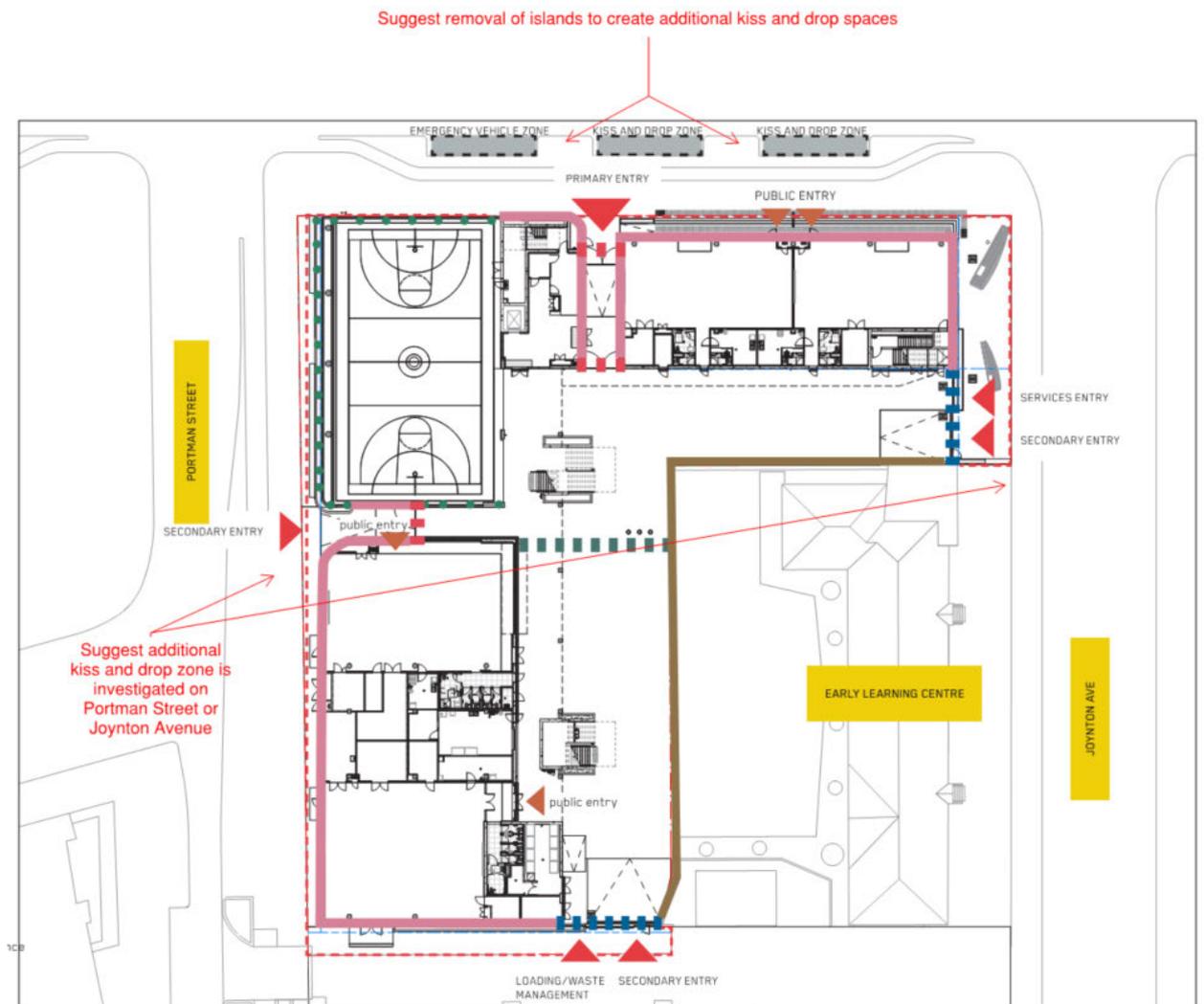
Traffic and Parking

We are concerned that the proposed school does not include any off-street carparking and very few on-street carparking spaces (6 no.) to be used as the school drop off zone. Given the school is proposed to accommodate 600 students and 36 staff we are very concerned that the drop off zone will cause congestion, resulting in safety hazard consequences in the surrounding streets particularly during pick up and drop off times. Whilst we support the objective of encouraging walking and cycling we strongly feel that it is unrealistic to assume that all staff and families will not commute via car and that 6 drop off spaces will suffice. The unavailability of staff and parent parking will also create additional demand for the very small number of on-street parking spaces in the local area, this will impact existing local residents and retail businesses who rely on adequate on-street parking.

International Grammar School (IGS) in Ultimo is a relevant case study located in a comparable urban context to Green Square Town Centre (when complete). IGS also has very limited on-site parking and

pick up/drop off areas, creating daily traffic gridlock around school start and finish times and resulting in parents and school staff and contractors parking in the nearby Broadway Shopping Centre car park. We suggest learnings from IGS be reviewed as part of the assessment of this development and findings incorporated into the planning of Green Square Primary School.

Mirvac strongly request additional on-street drop-off spaces are provided to alleviate traffic congestion at school pick up and drop off times. We note 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. See below markup.



Noise

We support the proposed day, night and weekend activation for both school and community activities. We note the 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. We recommend the design of these areas consider sound transmission to the residential apartments. We also recommend operational controls to prevent excessive noise, especially overnight and on weekends.

Building Plant and Equipment

We 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. It is noted that any proposed rooftop plant will be in direct view of the Site 15 apartments so screening from above will be important.

Construction

Mirvac would appreciate the opportunity to collaborate closely with NSW Department of Education and their contractor in the planning for the construction phase of the project to coordinate aspects such as construction traffic management and public domain works to ensure efficient operations and minimal disruption to residents.

We thank NSW Department of Education for their initiation of this important project and welcome the opportunity to further contribute to this proposal.

Please feel free to contact Michael Romano on 0419 512 821 or michael.romano@mirvac.com should NSW Department of Education or City of Sydney like to further discuss our feedback.

Yours sincerely

per: 

Toby Long

General Manager, Residential Development NSW & Major Projects