

Planning Proposal Justification Report

Amendments to Sydney Local Environmental Plan 2012

242 – 258 Young Street, Waterloo



'Gura Bulga'

Liz Belanjee Cameron

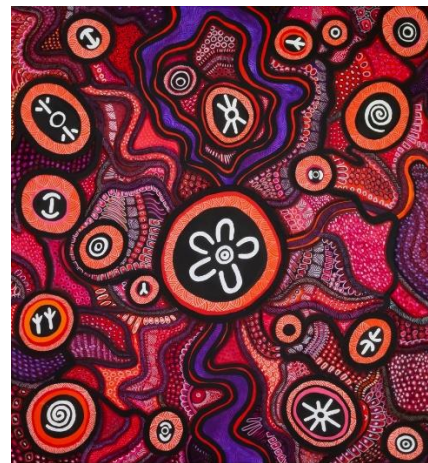
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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A.	Urban Design Report	<i>Plus Architecture</i>
B.	Architectural Drawings	<i>Plus Architecture</i>
C.	Draft Site-Specific Design Guide	<i>Ethos Urban</i>
D.	Engagement Summary Report	<i>Ethos Urban</i>
E.	Landscape Concept Plan	<i>Turf Design</i>
F.	Survey Plan	<i>MBM</i>
G.	Traffic and Transport Report	<i>JMT</i>
H.	Social Impact Report	<i>Ethos Urban</i>
I.	Operational Management Plan	<i>Amina Consulting</i>
J.	Site Specific Flood Study	<i>WMA Water</i>
K.	Acoustic Report	<i>ADP</i>
L.	Arboriculture Impact Assessment	<i>Aborsaw</i>
M.	Public Art Statement	<i>Amanda Sharrad Consulting</i>

Appendix	Title	Author
N.	Detailed Site investigation	<i>EI Australia</i>
O.	Geotechnical Assessment Report	<i>Alliance Geotech</i>
P.	Sustainability Strategy	<i>JN Engineering</i>
Q.	Landowners Consent	<i>Charvic</i>
R.	Landowners Consent	<i>ISAP</i>
S.	Response to City of Sydney Tree Officer Comments	<i>Aborsaw</i>
T.	CIV Report	<i>MBM</i>
U.	Acid Sulfate Soils Assessment	<i>Alliance Geotech</i>

Executive Summary

Ethos Urban has prepared this Planning Proposal on behalf of Sustainable Development Group Ltd (SDG).

The Planning Proposal is intended to support the delivery of a new K-12 independent school – comprising 280 primary school students and 520 secondary school students. The proposal will include a multi-purpose hall and community space. The proposal will additionally reaccommodate the existing film school (Sydney Film School) within contemporary high-quality facilities.

This Planning Proposal seeks Council's support for a site-specific amendment to reflect an increase in height from 15m to 25m and an increase in FSR to 2.94:1.

The indicative reference scheme totals some 13,543m² of Gross Floor Area (GFA). Basement carparking is accommodated for a total of 60 cars, together with 4,978m² of outdoor recreational space provided at ground level.

This Report is accompanied by, and should be read alongside, the draft Site-Specific Design Guide.

From a strategic context, the City of Sydney LGA is currently undergoing significant growth, with increased population and housing driving demand for increased infrastructure, including schools. The site sits within the Green Square and City South Village, which is forecasted for significant population growth, with the village projected to account for over 40% of new dwellings in the City of Sydney going forward.

This Planning Proposal responds to the above and is justified for the following reasons:

- **Provides necessary Social Infrastructure to support local growth:** Significant growth is projected in the school aged population (5-17) to 2031 in the Waterloo area – representing a 76% increase from 2021 (3811) to 2031 (6701). The Planning Proposal is accompanied by technical reports, including Social Infrastructure Review, which highlight that a review of the population catchment of the site shows that there is significant population growth projected for school age children. The Planning Proposal responds to an identified demand for schools in this area – providing schooling capacity to accommodate the future population growth within the City of Sydney Local Government Area (LGA) and relieving enrolment pressures from surrounding high schools exceeding student capacity.
- **Responds to an existing deficiency in school place supply and choice:** Currently, there are significantly fewer independent school places in the Waterloo area compared to comparable catchments. There is a gap in existing or planned independent schools in the area, with a projected rate of 9 private school places per 100 school aged children in the Waterloo catchment area in 2031. For comparison, 114 private school places per 100 school aged children are available in the North Sydney region. The Planning Proposal will support diversity of educational choice.
- **Comprehensive and holistic redevelopment for long-term benefit:** The two existing landowners have a long-term interest in the site, and local community. Sustainable Development Group Ltd (SDG) are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. SDG have worked to support the two existing long-term landowners in realising their vision for the site while capitalising on the benefits of redeveloping both sites comprehensively. The existing landowners have elected to pursue a long-term ownership strategy – in lieu of a short-term highest and best use site land disposal strategy.
- **Delivery of a contemporary Education Hub with co-location and all-through school benefits:** Co-location of the independent K-12 school, and Sydney Film School will create a unique education hub and opportunities. The K-12 school, and film school would both benefit from co-location. There would be potential for the school to benefit from the media focus of the film school – which is currently not offered anywhere else at high school level. The K-12 education model will also allow students to complete their primary and secondary education pathway on the same site, minimising disruption to regular routines.
- **Sustainable location:** The site at 242-258 Young Street, Waterloo is well-suited for a school – the site is close to public transport, including 750m to both Green Square Station and Waterloo Metro Station. The layout and character of the site is well suited to support a school – including two frontages with each street having specific characteristics that would support a school. The Planning Proposal would positively redress the extent of current inactive blank frontages – leading to potentially improved perceptions of safety associated with activation of the site associated with the school design.
- **Good quality design:** The Planning Proposal seeks to deliver a high-quality flexible learning and teaching environments in a contemporary purpose-built space. It is noted that the NSW Department of Education (DoE) promotes flexible learning spaces to support personalised teaching and learning. Creating student-

centred learning environments can have positive impacts on social and emotional wellbeing, inclusivity, and physical comfort of students.

- **Timely delivery to support growth:** Sustainable Development Group Ltd are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. Subject to planning, the school could be operational by the start of the 2028 or 2029 school year.

To this end, SDG's concept for the site is focused on delivering a high quality and ecologically sustainable development, to drive significant positive outcomes within South Sydney. The development will provide a significant new piece of social and educational infrastructure, delivering a new school with permanent teaching space to accommodate 800 students. The provision of new educational facilities will support and strengthen the availability of educational facilities in the region.

Accordingly, considering the proposal and the overall strategic nature of the site and justification provided in addressing planning issues, the Planning Proposal is considered to have sufficient strategic merit to support the proposed educational facility. This Planning Proposal also demonstrates that the proposed land uses, and density sought can be appropriately accommodated on the site in an attractive urban form maximises activity, improves social and economic outcomes and enhances vibrancy, whilst minimising amenity impacts of surrounding residential receivers. This supports the site-specific merit of the Planning Proposal.

For these reasons, we recommend supporting this Planning Proposal for Gateway Determination.

1.0 Introduction

1.1 Overview

Ethos Urban has prepared this Planning Proposal on behalf of Sustainable Development Group Ltd (SDG).

The Planning Proposal is intended to support the delivery of a new K-12 independent school – comprising 280 primary school students and 520 secondary school students. The proposal will include a multi-purpose hall and community space. The proposal will additionally reaccommodate the existing film school (Sydney Film School) within contemporary high-quality facilities.

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This Report is accompanied by, and should be read alongside, the draft Site-Specific Design Guide.

This Planning Proposal responds to the above and is justified for the following reasons:

- **Provides necessary Social Infrastructure to support local growth:** Significant growth is projected in the school aged population (5-17) to 2031 in the Waterloo area – representing a 76% increase from 2021 (3811) to 2031 (6701). The Planning Proposal is accompanied by technical reports, including Social Infrastructure Review, which highlight that a review of the population catchment of the site shows that there is significant population growth projected for school age children. The Planning Proposal responds to an identified demand for schools in this area – providing schooling capacity to accommodate the future population growth within the City of Sydney Local Government Area (LGA) and relieving enrolment pressures from surrounding high schools exceeding student capacity.
- **Responds to an existing deficiency in school place supply and choice:** Currently, there are significantly fewer independent school places in the Waterloo area compared to comparable catchments. There is a gap in existing or planned independent schools in the area, with a projected rate of 9 private school places per 100 school aged children in the Waterloo catchment area in 2031. For comparison, 114 private school places per 100 school aged children are available in the North Sydney region. The Planning Proposal will support diversity of educational choice.
- **Comprehensive and holistic redevelopment for long-term benefit:** The two existing landowners have a long-term interest in the site, and local community. Sustainable Development Group Ltd (SDG) are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. SDG have worked to support the two existing long-term landowners in realising their vision for the site while capitalising on the benefits of redeveloping both sites comprehensively. The existing landowners have elected to pursue a long-term ownership strategy – in lieu of a short-term highest and best use site land disposal strategy.
- **Delivery of a contemporary Education Hub with co-location and all-through school benefits:** Co-location of the independent K-12 school, and Sydney Film School will create a unique education hub and opportunities. The K-12 school, and film school would both benefit from co-location. There would be potential for the school to benefit from the media focus of the film school – which is currently not offered anywhere else at high school level. The K-12 education model will also allow students to complete their primary and secondary education pathway on the same site, minimising disruption to regular routines.
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- **Good quality design:** The Planning Proposal seeks to deliver a high-quality flexible learning and teaching environments in a contemporary purpose-built space. It is noted that the NSW Department of Education (DoE) promotes flexible learning spaces to support personalised teaching and learning. Creating student-centred learning environments can have positive impacts on social and emotional wellbeing, inclusivity, and physical comfort of students.

- **Timely delivery to support growth:** Sustainable Development Group Ltd are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. Subject to planning, the school could be operational by the start of the 2028 or 2029 school year.

An artist impression sketch of the indicative built form character which could be delivered by the proposed controls is provided in **Figure 1** below.



Figure 1 Artist impression of the indicative development

Source: Plus Architecture

To achieve the strategic vision and indicative redevelopment concept presented, this Planning Proposal seeks the following site-specific amendments to the Sydney LEP 2012 to reflect an increase in height from 15m to 25m; and reflect an increase in FSR to 2.94:1.

This Report is accompanied by, and should be read alongside, the draft Site-Specific Design Guide. The Guide addresses address key design and development outcomes, including site-specific provisions related to the future built form, access, vegetation, design excellence, community facilities and sustainability. Importantly, the future built form has been specifically designed to accommodate the provision of teaching spaces that meets the special design requirements for the proposed uses.

It is noted that, with a Capital Investment Value more than \$20 million, future development for the purposes of a school would constitute State Significant Development. The Council would therefore prepare a Design Guide, in lieu of a Development Control Plan. A draft Site-Specific Design Guide has been prepared incorporating suggested site-specific controls that would apply to the site.

As required by Section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act), and in reference to the Local Environmental Plan Making Guideline, this planning proposal report includes:

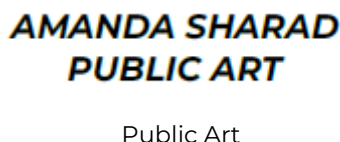
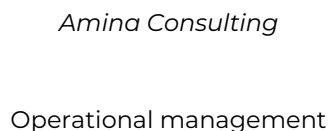
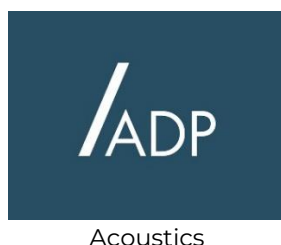
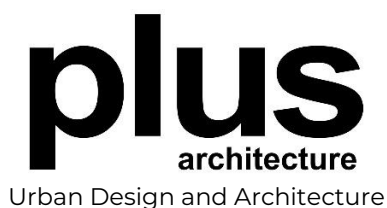
- a statement of the objectives or intended outcomes of the proposed instrument;
- an explanation of the provisions that are to be included in the proposed instrument;
- the justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under Section 9.1 of the EP&A Act);
- maps containing sufficient detail to indicate the substantive effect of the proposed amendments; and
- details of community consultation.

This Planning Proposal describes the underlying need for a new school, the site and surrounds, the proposed amendments to the Sydney LEP 2012 and provides a strategic planning and environmental assessment of the proposed amendments to the site's planning provisions in relation to floor space ratio and building height controls.

The report should be read in conjunction with the Urban Design Report prepared by Plus Architecture and specialist consultant reports appended to this proposal. The full Project Team is presented at **Section 1.2**.

1.2 Project Team

This Planning Proposal is a collaboration which has been informed by the following specialist firms:



2.0 Pre-Lodgement Consultation

The Proposal has been subject to pre-submission discussions and review by the City of Sydney on three separate occasions (being 30 November 2022, 27 June 2023 and 6 December 2023). Across these meetings, the following matters were discussed:

- **Principle** – any planning proposal request must establish the strategic merit of the proposal. Establish whether there is sufficient local infrastructure to support demands generated by the proposal. In particular, understanding how, when and how often students will access facilities in the City of Sydney and surrounding LGAs, in particular sporting fields.
- **Open space** – the suitability of on-site space should be best practice for schools – and sufficient to support student population.
- **Height** – An initial building height (of 32.5m) was questioned – with comment noting that the immediate area, includes the 7 storeys Woolworths mixed use proposal opposite on Young Street.
- **Built Form** – Any changes to the building height control for the site must ensure that in the event of redevelopment, that residential parcels can achieve at least 70% solar access in accordance with the Apartment Design Guide.
- **Landscaping and tree retention** – the proposal should include provision for landscaping, including deep soil and street trees. There are a substantial number of trees surrounding the site. A detailed assessment is required of how the existing tree canopy may be retained as part of the future redevelopment of the site.
- **Traffic and Transport** – A detailed assessment of traffic and transport impacts of the proposed development is required. The traffic scenarios to be modelled are to include a base (current), a future base (background growth) and a future base plus the proposed development.

The City of Sydney Design Advisory Panel (DAP) also provided a number of recommendations to be implemented as part of the Proposal.

These recommendations have been considered by the project team and have generally been implemented into the Proposal where feasible.

Any deviation from the recommendations is suitably justified, as shown in **Table 1** below. The Design Report (**Appendix A**) provides a detailed response to each of the comments and associated design changes raised by during the DAP session.

Table 1 Response to comments

Summary of Comments Received	Proposal Response
Principle	
<i>Any planning proposal request must establish the strategic merit of the proposal. Establish whether there is sufficient local infrastructure to support demands generated by the proposal. In particular, understanding how, when and how often students will access facilities in the City of Sydney and surrounding LGAs, in particular sporting fields.</i>	<p>As described in Section 7.5, Ethos Urban were commissioned to undertake research to demonstrate the need for schools in the area and to provide analysis regarding the relevant social infrastructure that the school may provide or require use of.</p> <p>The site is in the inner Sydney suburb of Waterloo. The site is only a 10-minute walk to Green Square which the City of Sydney anticipates will accommodate 63,000 people, 21,000 new homes, and around 21,000 jobs. The site is also well connected to the CBD: 20-minutes by bike, 18-minutes by car, or 25-minutes by bus.</p> <p>Despite this expected growth and connectivity, the proponent has identified a significant lack of planned school infrastructure in the area, particularly secondary schools.</p> <p>The Social Infrastructure Report prepared demonstrates the need for schools in the area and provides analysis regarding the relevant social infrastructure. It includes: analysis of the population and demographic characteristics of the school catchment area, focusing on forecasted growth of school age children; a review of existing and planned schools in the catchment area (both primary and secondary schools); a review of the available relevant social infrastructure in the surrounding area including passive open space (includes play space), indoor and outdoor recreation space and artistic and performance spaces; a review the open space needs for the proposed school development; analysis of case study research into provision of open space for inner-city vertical school developments; and opportunities to support the</p>

Summary of Comments Received	Proposal Response
	<p>needs of the school users while balancing the needs of the local community for social infrastructure.</p> <p>The report concludes that the proposal for a vertical school at the site 242-258 Young Street, Waterloo responds to an identified demand for schools in this area. A review of the population catchment of the site shows that there is significant population growth projected for school age children. There is also a gap in existing or planned private schools in the area, with a projected rate of 9 private school places per 100 school aged children in the Waterloo catchment area in 2031, compared to 114 places per 100 school aged children in the North Sydney region (Appendix A).</p> <p>From a review of other vertical schools across NSW and interstate, it was found that rarely are these schools able to achieve the NSW Department of Education's open space guideline of 10m² per pupil. The average open space per student (of the examples where information was available) was 5.65m², ranging from 4.4m² to 7.2m² per student. The proposed provision of 6.2m² per student of open space for the proposed school is above the average identified through the case studies.</p> <p>The case studies also show that a combination of innovative solutions to open space provision, alongside shared use arrangements with local government or other landowners can be successful in meeting the recreational needs of students.</p>
Height	
<p><i>An initial building height (of 32.5m) was questioned – with comment noting that the immediate area, includes the 7 storeys Woolworths mixed use proposal opposite on Young Street.</i></p>	<p>The height, bulk and scale of the Concept Envelope has been considered within the Design Report at Appendix A. The Concept Envelope has been subject to significant amendment since originally presented to the City of Sydney – including a substantial reduction in proposed maximum height.</p> <p>The proposed building form is proposed to be 25m, except for lift overrun, balustrades and fencing to support use of open spaces at rooftop. The proposed height sympathetically relates to the Woolworths mixed use proposal opposite on Young Street.</p>
<p><i>Any changes to the building height control for the site must ensure that in the event of redevelopment, that residential parcels can achieve at least 70% solar access in accordance with the Apartment Design Guide.</i></p>	<p>As noted above, the height, bulk and scale of the Concept Envelope has been considered within the Design Report at Appendix A.</p> <p>The concept scheme has been evolved and developed in parallel with rigorous testing to understand and minimise impacts in respect of solar access on surrounding residential development – and identified open space to the south of the site on Powell Street (Mondrian scheme). The testing is summarised at Section 7.2 of this report.</p> <p>In summary, in respect of:</p> <p>the Woolworths development on Young Street, the proposed design ensures that there is no impact to that site achieving 2 hours of solar access to 70% of the apartments during winter. Similarly, if the site at 285-291 Young Street is redeveloped as a residential building, it will achieve 2 hours of solar access to 70% of the apartments during winter.</p> <p>the existing development at Hunter Street the proposed built form minimises additional overshadowing to the balconies of these residential blocks during the winter solstice.</p> <p>The publicly accessible private open space opposite the site to the south has been given focus on account of the wider pool of potential visitors. By stepping back the building to minimise overshadowing, solar testing was able to demonstrate that the open space achieves a minimum of 4</p>

Summary of Comments Received	Proposal Response
	hours of solar access to more than 85% of its area from 9am to 3pm on the winter solstice. This is substantially in exceedance of the 4-hour requirement of 50%.
Landscaping and tree retention	
<p><i>The proposal should include provision for landscaping, including deep soil and street trees. There are a substantial number of trees surrounding the site. A detailed assessment is required of how the existing tree canopy may be retained as part of the future redevelopment of the site. It is likely that additional building setbacks would be needed to limit the impacts of the development and to protect the tree canopy. A similar approach was undertaken for the Woolworths proposal, which included a detailed lidar survey of the site's tree canopy structure and measures for the retention the canopy. It is expected that if a similar approach was adopted, it would further limit the development and the total gross floor area that may be achieved on the site.</i></p>	<p>A detailed assessment of tree impacts has been undertaken in Section 7.6 and at Appendix L. A landscape plans are also included at Appendix E.</p>
Traffic and Transport	
<p><i>A detailed assessment of traffic and transport impacts of the proposed development is required. The assessment should include intersection modelling, similar in scope for the Woolworths proposal. The traffic scenarios to be modelled are to include a base (current), a future base (background growth) and a future base plus the proposed development.</i></p>	<p>A Transport Assessment has been prepared by JMT Consulting and is summarised at Section 7.3. The assessment includes details of traffic modelling outputs, car parking and access arrangements for the proposal. Several mitigation measures have been recommended – which are considered appropriate for the proposed development. A summary of the assessment and proposed mitigation measures are set out at Section 7.</p>

The Proposal has been subject to review by the DAP on 13 August 2023. These recommendations have been considered by the project team and have generally been implemented into the Proposal where feasible. The Design Report (**Appendix A**) provides a detailed response to each of the comments and associated design changes raised by during the DAP sessions.

3.0 The Site

3.1 Site location and context

The site is situated on the traditional land of the Gadigal people of the Eora nation.

The site is located at 242-258 Young Street, Waterloo within the City of Sydney Local Government Area (LGA), approximately 4km south-east of the Sydney CBD. The site is prominently positioned at the junction of Hunter Street, Young Street and Powell Street. Located within the Green Square Urban Renewal Area, which is considered a major growth centre within the South Sydney Region.

The site's locational context is shown at **Figure 2**.

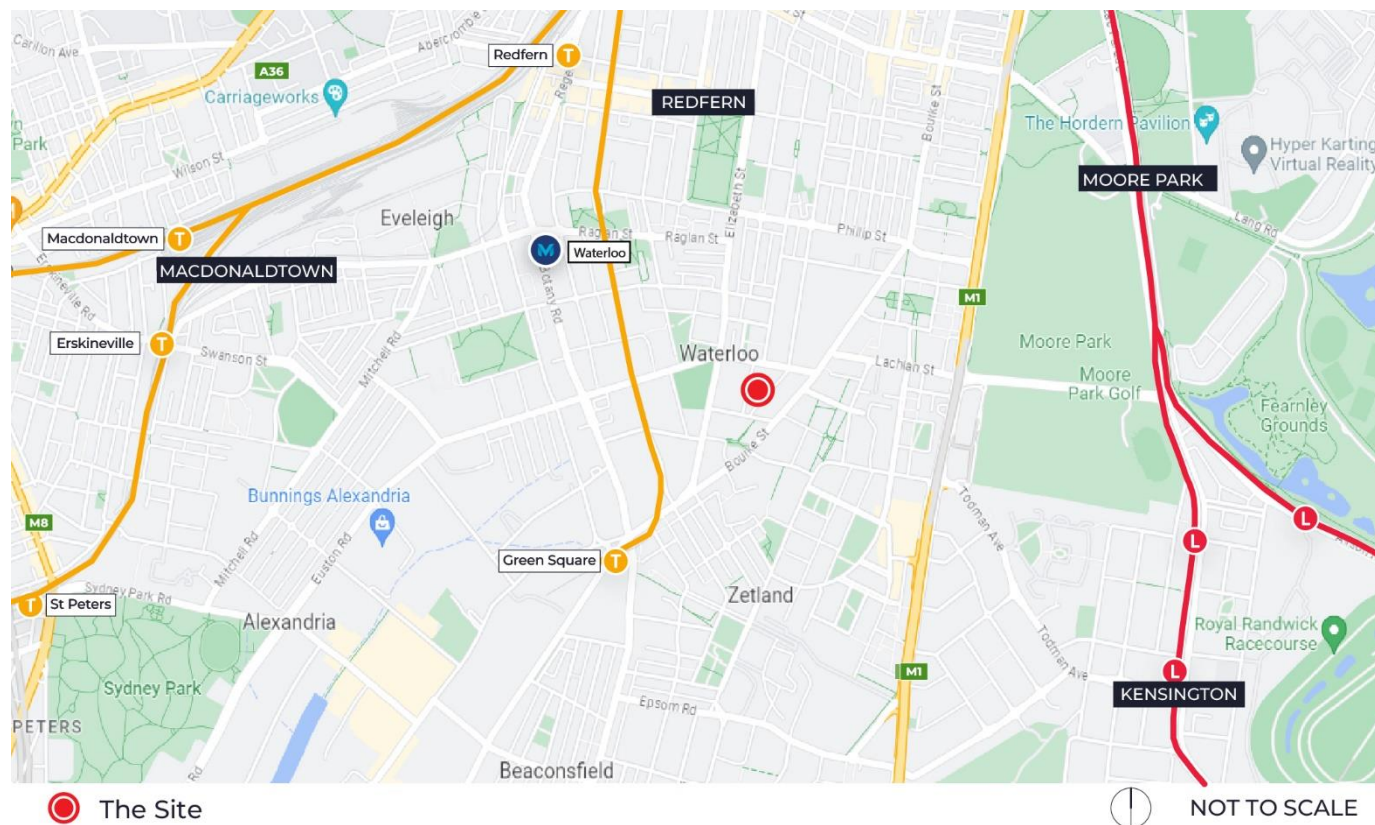


Figure 2 Locational context map

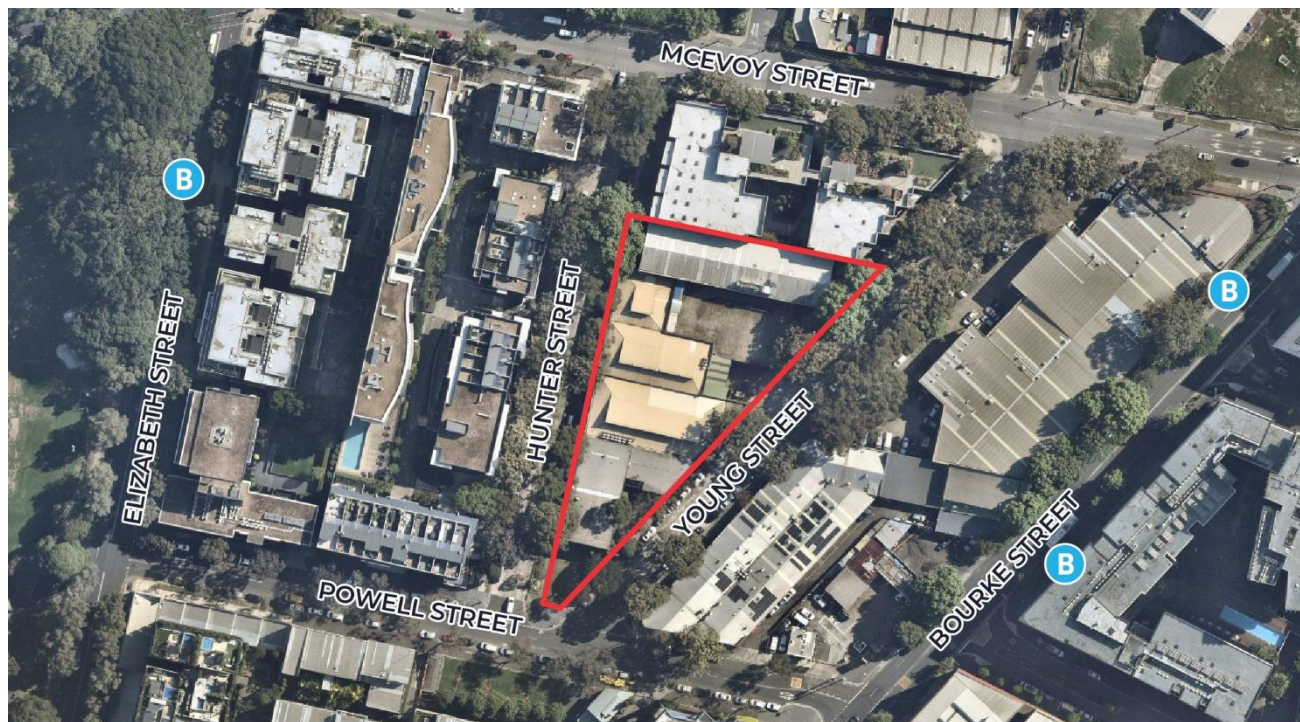
Source: Nearmaps + Ethos Urban

The site is approximately 900m walk from Green Square Station and 1km from the future Waterloo Metro Station which is scheduled to be completed in 2024 as part of the Sydney Metro Project. The site is also well serviced by several frequent local and express bus routes.

3.2 Site description

The site comprises three lots which are legally described as Lot 1 in DP84655 and Lots A and B in DP 161650. The site's area is 4,611m² and is triangular in shape and is bounded by Hunter Street to the west, Young Street to the east and Powell Street to the south. The site has street frontage dimensions of 118m along Hunter Street, 137m along Young Street and 4.3m along Powell Street. The topography of the site generally falls in an east to west direction (confirm via survey). A Survey Plan is provided at **Appendix F** prepared by Registered Surveyor Pty Ltd and a site aerial is provide at **Figure 3**.

The site and is currently occupied by 2 storey office and film school. The southern tip of the site is a grass lawn area.



 The Site

 NOT TO SCALE

Figure 3 Aerial Map

Source: Nearmaps + Ethos Urban

3.3 Surrounding development

North of the site is a residential complex located at 10-20 McEvoy Street (**Figure 4**). This development comprises 79 apartments and is approximately four storeys in height. The street contains well established vegetation and tree canopy. Further North extends Morehead Street, which is characterised on the east side by mixed residential housing, including terraces, apartments, and the west, which is defined by large commercial and industrial properties (**Figure 5**).

The Eastern boundary of the site follows Young Street, which is primarily of small retail stores (**Figure 6**), except for a car dealership located at 267 Young Street (**Figure 7**). The street contains well established vegetation and tree canopy. Further East commences more mixed use development with higher buildings located along the Bourke Street spine. Two primary bus stops are situated within a five minute walk along this street, which includes routes 320 and 393 in both directions.

The site is situated with a small frontage along Powell Street on the southern boundary. Powell Street has a small green space, café and additional mixed-use residential development, ranging from five storeys to seven (**Figure 8**). This includes the 'Mondrian' development at 2-4 Powell Street, featuring a broad block layout with an internal courtyard and pool (**Figure 10** and **Figure 11**). The solar access of these existing amenities has been considered in detailed in **Section 7.2**. Further South the density of development softens towards more detached housing and smaller commercial premises.

Hunter Street is situated West of the site and is characterised by large mixed use residential developments ranging from four to six storeys in height (**Figure 9**). The street has a well-established vegetation and tree canopy. Further west is Waterloo Oval and Fernside Skatepark, a 920m² full street-style skate plaza, which runs along Elizabeth Street which includes a bus stop servicing the 343 route.



Figure 4 10-20 McEvoy Street Residential Complex facing South



Figure 5 Corner of Morehead Street and McEvoy facing North



Figure 6 Young Street Retail Stores facing North-East



Figure 7 267 Young Street facing North-East



Figure 8 Powell Street facing South



Figure 9 Hunter Street facing West

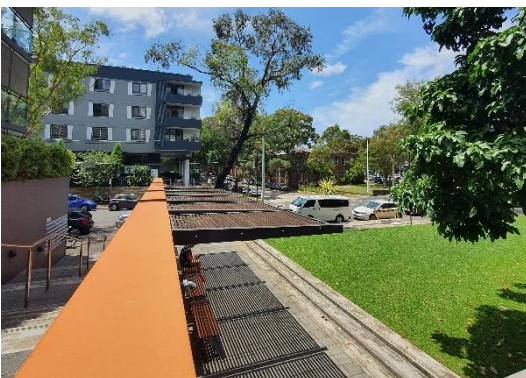


Figure 10 Powell Street facing South



Figure 11 2-4 Powell Street internal courtyard and pool (isolated from Powell Street)

Source: Ethos Urban

3.3.1 Future surrounding development

Woolworths Waterloo

The City of Sydney is in the process of finalising an amendment to the Sydney LEP that will enable a mixed-use development at 923–935 Bourke Street that includes residential, commercial and retail uses, with a below ground Woolworths Supermarket (refer to **Figure 12**). The development seeks to serve as a neighbourhood centre for the surrounding locality, and is directly opposite the subject site. It is expected to progress to a competitive design competition and development application in 2024.



Figure 12 Woolworths Waterloo Reference Scheme

Source: City of Sydney

Danks Street South Precinct

The Danks Street South Precinct is a significant site located in the Green Square Urban Renewal Area to the north of the site fronting Bourke Street and McEvoy Street. It was designated for mixed-use residential development in the early 2000s and has been the subject of extensive planning since that time. The precinct is expected to house up to 2500 future residents and be well-utilized by existing local communities.

The Danks Street South Precinct Development Control Plan, Urban Design Study, and Planning Proposal were approved by Council in December 2018. The development controls allow for mixed residential uses and include new streets, pedestrian and cycle-only through-site links, a public central park, a plaza with heritage buildings, and a neighbourhood pocket park. Two heritage buildings at the centre of the site, the Waterloo Pumping Station and Valve House, will be retained.



Figure 13 *Danks Street South Precinct Proposed Development*

Source: Dahua

3.4 Existing planning framework

3.4.1 Sydney Local Environmental Plan 2012

The Sydney LEP 2012 is the principal environmental planning instrument applying to the site. The existing key planning controls that apply under the LEP are outlined in **Table 2** below.

Table 2 Current Sydney LEP 2012 provisions

Clause	Provision / Standard
2.1 Land use zone	<p>MU1 Mixed Use zone:</p> <p><u>Permitted with consent:</u> Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in exempt or prohibited provisions.</p> <p><u>Prohibited:</u> Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture</p>
4.3 Building height	<p>The maximum height of buildings within the site is 15m.</p> <p><i>As set out at Section 3.4.2 below, it is noted that the Council's Transport, Heritage and Planning Committee resolved on 4 December 2023 to approve amendments to Part 5 of the LEP – to support rooftop structure/s that exceed the maximum building heights in areas outside Central Sydney.</i></p>
4.4 Floor Space Ratio	<p>The maximum base floor space ratio that applies to the site is 1.5:1. It is noted additional FSR is available through Clauses 6.14 and 6.21.</p>
5.21 Flood Planning	<p>Various detailed flood planning provisions which require the consent authority to be satisfied prior to granting development consent.</p>
6.14 Community Infrastructure floor space at Green Square	<p>Development that results in additional floor space, may be permitted with consent if the development includes certain Green Square community infrastructure provisions, to the satisfaction of consent authority. Mapped Area 6—0.5:1.</p>
6.21 Design Excellence	<p>Development consent must not be granted to development unless the consent authority considers that the development exhibits design excellence. This provision applies to developments: with a height greater than 25m, which have an investment value of greater than \$100m, or requires the preparation of a site specific DCP (Clause 7.20). Development demonstrating design excellence may have up to 10% additional floorspace (including FSR mapped and community infrastructure floorspace).</p> <p><i>As set out at Section 3.4.2 below, It is noted that the Council's Transport, Heritage and Planning Committee resolved on 4 December 2023 to approve amendments to Clause 6.21D of the LEP – to raise the threshold for requiring a competitive design process on land outside of Central Sydney from 25 metres to 35 metres.</i></p>
7.6 Car Parking – Office premises and business premises	<p>The site is identified as land in Category D (Land Use Integration Map).</p> <p>The proposal will exceed 1.5:1 FSR and accordingly the maximum number of car parking spaces is determined based on a formula as discussed in Section 7.3.</p>
7.9 Other land uses	<p><u>Information and education facilities</u> - The maximum number of car parking spaces for information and education facilities is 1 space or every 200m² of GFA of the building used for information or educational facility uses.</p>
7.14 Acid Sulfate Soils	<p>Class 5</p>
7.20 Development requiring or authorising preparation of a development control plan	<p>With a Capital Investment Value more than \$20 million, future development for the purposes of a school would constitute State Significant Development. The Council would therefore prepare a Design Guide, in lieu of a Development Control Plan. A draft Site-Specific Design Guide has been prepared incorporating site-specific controls that would apply to the site.</p>

Clause

Provision / Standard

It is further noted, as set out at **Section 3.4.2** below that the Council's Transport, Heritage and Planning Committee resolved on 4 December 2023 to approve amendments to Clause 7.20 of the LEP – to raise the threshold for preparation of a site-specific DCP to 35m – for land outside of Central Sydney.

.23 Large retail development outside of Green Square Town Centre

The site is identified as land with restricted retail development with a maximum gross floor area of 1,000m².



Figure 14 Land use zoning map (site identified in red outline)

Source: Sydney LEP 2012

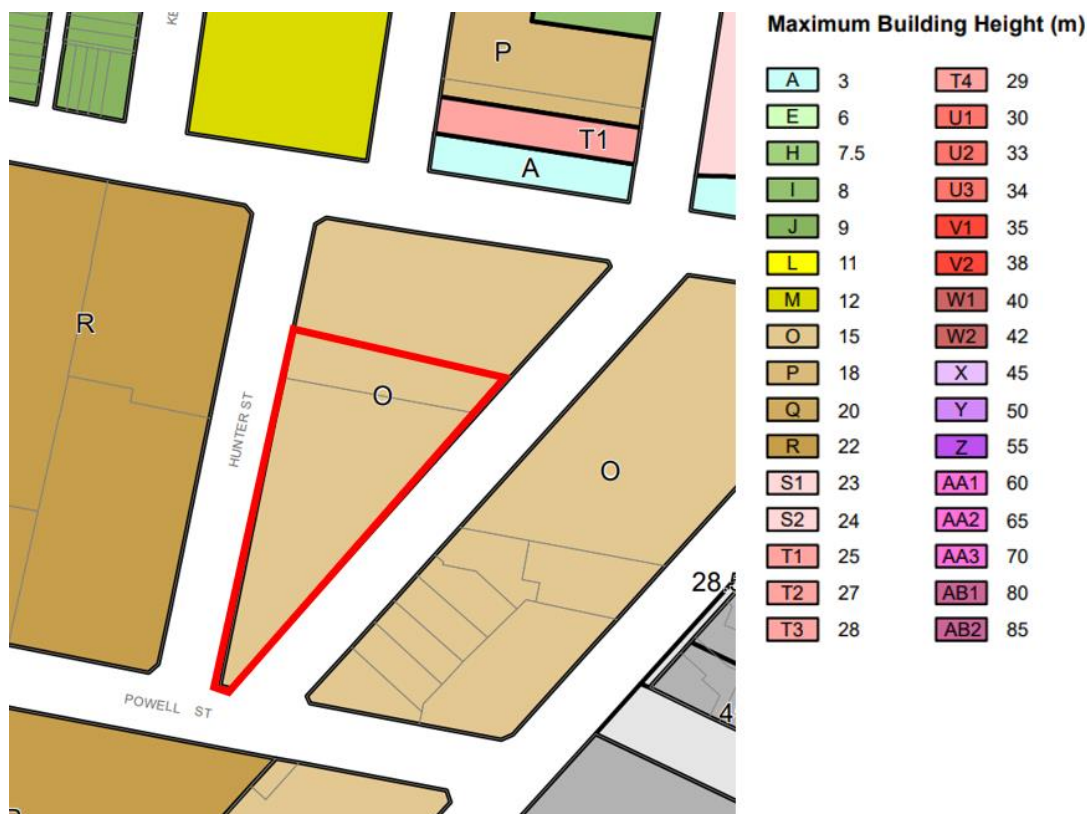


Figure 15 Height of Buildings (site identified in red outline)

Source: Sydney LEP 2012

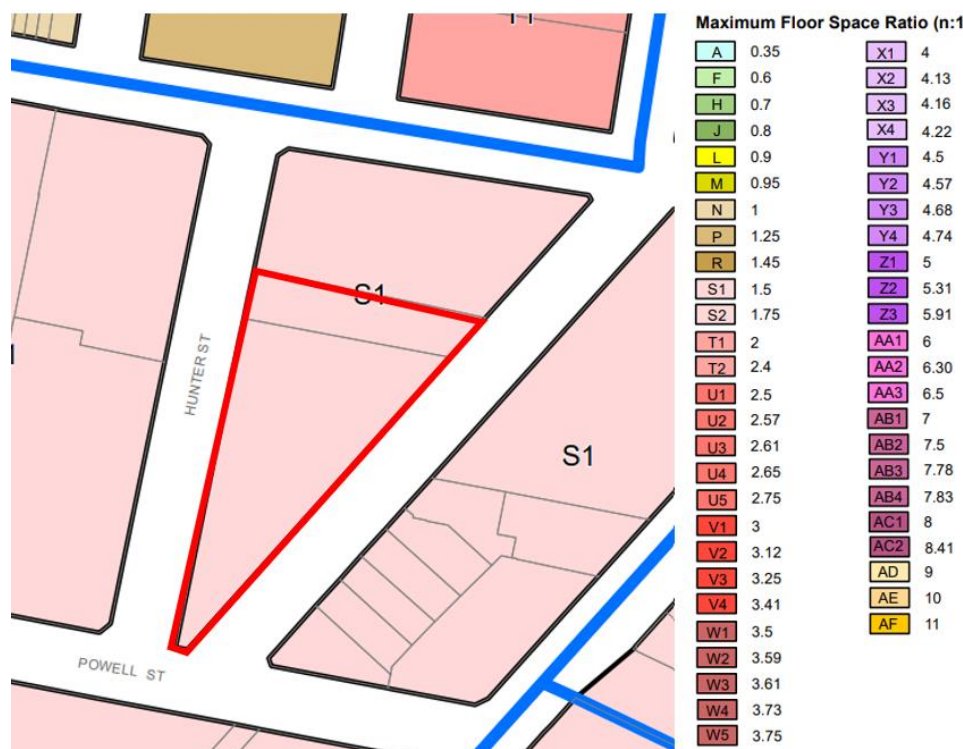


Figure 16 Floor Space Ratio (site identified in red outline)

Source: Sydney LEP 2012

3.4.2 Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (Transport, Heritage and Planning Committee - 4 December 2023)

At its meeting on 4 December 2023 the Council's Transport, Heritage and Planning Committee considered updates to the Council's land use planning framework – including proposed changes to the Sydney Local Environmental Plan 2012, the Green Square Town Centre Sydney Local Environmental Plans, Sydney Development Control Plan 2012, and to the City's Competitive Design Policy.

The Planning Proposal includes an extensive suite of amendments – but, of specific relevance to this Planning Proposal the amendments update the Council's Competitive Design Policy, with interlinked LEP amendments – streamlining the process for design competitions; and seek to clarify when rooftop structures exceeding the maximum building heights in areas outside Central Sydney are allowed.

The suite of amendments were considered by the Transport, Heritage and Planning Committee which resolved (in summary) to variously: approve the Planning Proposal Policy and Housekeeping Amendments (LEP) (and forward to the Department of Planning, Housing and Infrastructure with request for gateway determination), approve the draft Sydney Development Control Plan 2012 - Policy and Housekeeping Amendments 2023 (subject to insertions), approve updates to City of Sydney Competitive Design Policy (and other guidance document amendments) and delegate authority to the Chief Executive Officer to make any necessary minor amendments.

As noted, the following key LEP Amendments are of specific relevance in the consideration of this Planning Proposal:

Amendment 9 – Design excellence processes and site-specific development control plans

- LEP Amendment 9 seeks to raise the threshold for requiring a competitive design process on land outside of Central Sydney from 25 metres to 35 metres (Cl. 6.21D). Likewise, the threshold for the requirement to prepare a site-specific DCP is also proposed to be increased to 35m (Cl. 7.20) for land

outside Central Sydney. The amendments aim to streamline the development approval process by reducing the number of competitive design processes and development control plans (concept development applications).

LEP Amendment 3 – Allowing structures associated with green roofs to exceed building height limits

- LEP Amendment 3 seeks to address the current lack of allowance for rooftop structure/s that exceed the maximum building heights in areas outside Central Sydney (new CI at Part 5) – subject to these structures supporting the social use of the roof and other requirements. The proposed new clause will allow the Council to approve structures required to access and promote rooftop gardens and rooftop open space, and ancillary structures to these, that are higher than the LEP height of building controls as long as certain criteria are met to limit the extent, use and impact of the structure.

It is anticipated that the amendments will progress through gateway determination to public exhibition in the first quarter of 2024, with finalisation following in October.

3.4.3 Sydney Development Control Plan 2012

The Sydney DCP 2012 provides additional detailed design guidance which builds upon the provisions of the Sydney LEP 2012. The site is located within Green Square as identified in the Sydney DCP, meaning it is subject to built form controls relating to street frontage heights, setbacks, building bulk, facades and sun access planes. Relevant key considerations are identified in Table 3 below.

Table 3 *Current key Sydney DCP 2012 controls*

Provision	Planning Control
Section 5.2: Green Square	
5.2.3 Community Infrastructure	Maximum GFA under Clause 6.14 of Sydney LEP 2012 to be achieved where a development provides specific infrastructure including roads, public domain, drainage and stormwater infrastructure works, to the satisfaction of the consent authority.
5.2.7.1 Water channels and setbacks	A 3m landscape setback, measures from the existing site boundary shall be provided along the eastern site boundary fronting Young Street, free of structures and encroachments.
5.2.7.3 Flood risk management	Development applications for land within the flood liable portions of the Green Square development area require the submission of a flood study.
5.2.9 Building Design	Align buildings to the street to define the public and private domain with direct access to private open space as appropriate. Multiple entries are to be provided along the street frontage and along through-site links. Vehicular entries must be separated from common lobby entries.

Provision	Planning Control
5.2.10 Setbacks	Land dedication is required for mapped community infrastructure, including setbacks. Mapped setbacks include a 3m landscape setback along the Hunter Street, Young Street and Powell Street frontages.
Section 2: Locality Statements	
2.5.11 Waterloo Park Locality	The site is located within the Waterloo Park locality. The character of Waterloo Park is to be primarily low to medium scale mixed use development.
Section 3: General Provisions	
3.1.5 Public Art	Conceptual public art strategy considerations to guide the future design excellence provisions and detailed design of the site. Refer to Appendix M .
3.6 Ecologically Sustainable Development	Ecologically Sustainable Development (ESD) provisions as relevant to new developments. Refer to conceptual ESD considerations presented at Section 7.10 of this report.
3.11 Transport and parking	Car parking, accessible parking, bicycle parking and motor cycle parking is provided in accordance with relevant provisions under the Sydney LEP 2012 and Sydney DCP 2012. Refer to Section 7.3 for further consideration.
Section 4: Residential Flat, Non-residential and mixed use	
4.2.1 Building height	The maximum number of storeys mapped for the site is 4 storeys.
4.2.2.1 Setbacks	Rear setbacks and alignment should be consistent with adjoining buildings and in areas where corner buildings are typically built to the street boundary on one or more frontages, new development on a corner may be built to the street boundary.
4.2.3.1 Solar access	New development must not create any additional overshadowing onto a neighbouring dwelling where that dwelling currently receives less than 2 hours of direct sunlight to habitable room windows and 50% of the private open space between 9am and 3pm on 21 June.
4.2.3.6 Deep soil	The minimum amount of deep soil is to be 10% of the site area, with a minimum dimension of 10m.



Figure 17 Extract of the Green Square DCP Structure

Source: city of Sydney DCP 2012

4.0 Development concept

4.1 Site opportunities and considerations

In undertaking a review of the site's development potential, the following key opportunities and consideration have informed the exploration of design opportunities for the site:



Large amalgamated site



Support the City of Sydney as in important location for primary, secondary and tertiary educational infrastructure



Provide infrastructure that meets the needs of residents and workers



Direct connection to public transport



Environmental constraints – tree canopy and flooding

4.2 Indicative reference design

Plus Architecture have developed an indicative reference design to act as a test scheme for the proposed planning envelope, demonstrating a proof of concept for the site to support the proposed amendments to the Sydney LEP 2012 and Sydney DCP 2012. The indicative reference design has been carefully designed within the site and is a result of thoughtful analysis of the surrounding locality and the desired future character of the area. The reference design consists of:

- A new 6 storey vertical school consisting of:
 - 45 General Learning Spaces (GLS) and 13 specialist classrooms
 - A multi-purpose hall / auditorium
 - A library
 - A canteen
 - Administration, lobby and circulation spaces
 - An active green roof
 - A basement including 60 car parking spaces and end-of-trip facilities
- The incorporation of the existing film school within the new vertical school building
- A total of approximately 13,543m² of gross floor area which equates to a floor space ratio of 2.94:1. The gross floor area comprises approximately:
 - 10,608m² education floor area
 - 2,935m² commercial (film school) floor area
- Outdoor spaces totalling approximately 4,978m².

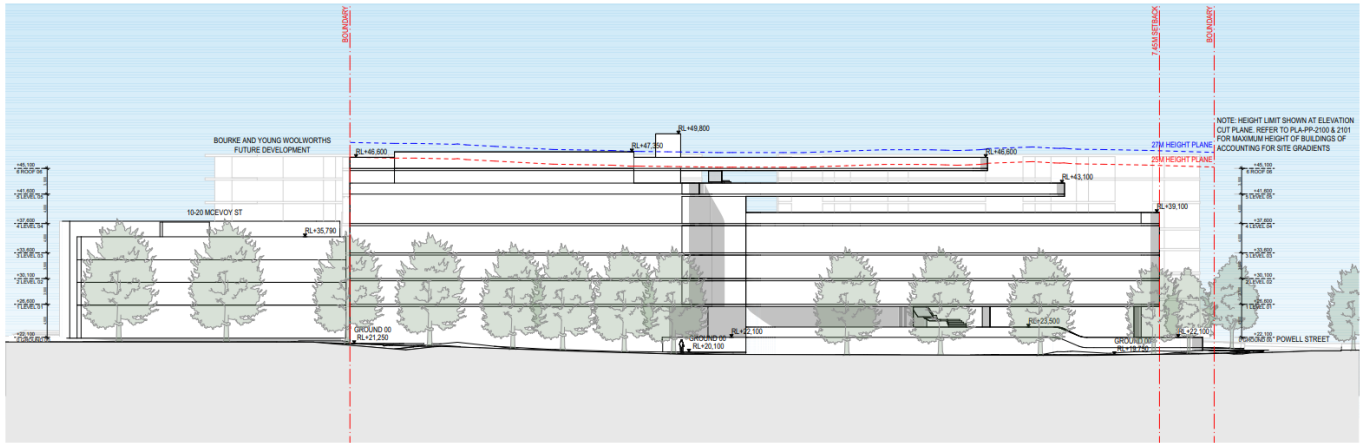


Figure 19 Hunter Street Elevation

Source: Plus Architecture

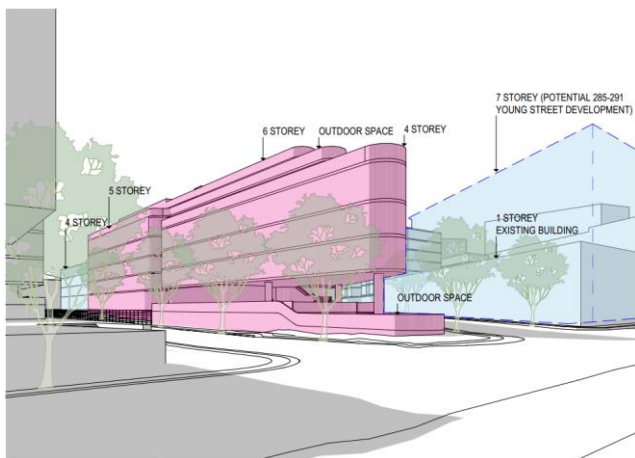


Figure 20 View from Hunter Street (south)

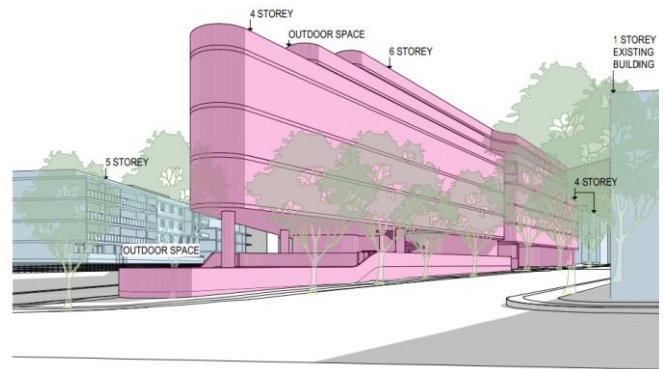


Figure 21 View from Young Street (south)

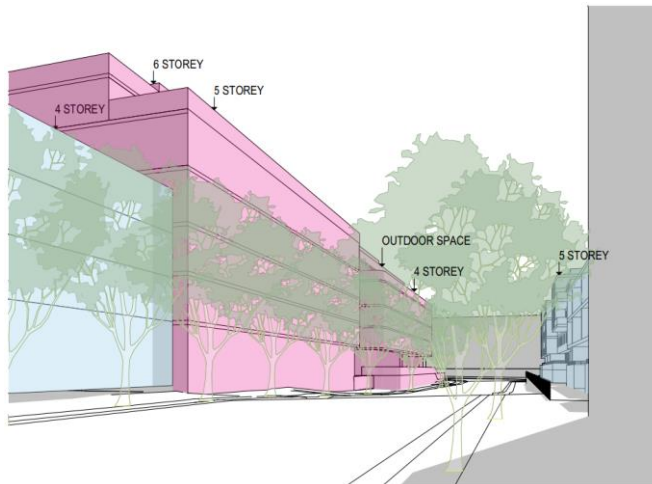


Figure 22 View from Hunter Street (north)

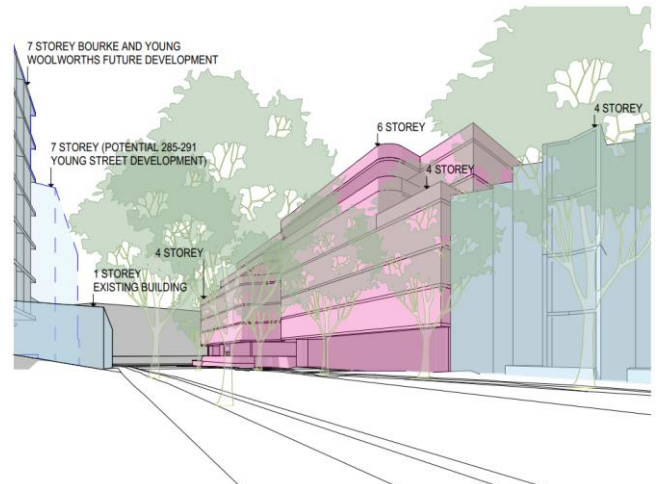


Figure 23 View from Young Street (north)

Source: Plus Architecture

4.5 Ground plane

The ground plane of the school features a spacious main foyer that is easily accessible from both Hunter and Young Street. The ground floor layout plan is shown at **Figure 24**. The foyer serves as a gateway to the auditorium, which is located on Hunter Street. The auditorium is a versatile space that can be made available to the community on weekends and for a range of purposes by the school on weekdays. The film school lobby is located on Young Street and includes a café, contributing to the future mixed-use character of Young Street. Ground floor loading and basement access are located off Young Street to minimize disruption to the residential character of Hunter Street. The school's pick-up/drop-off zones are located on Young Street, while the bus zones are located on Hunter Street. This separation of transport modes reduces the traffic load on any one street.

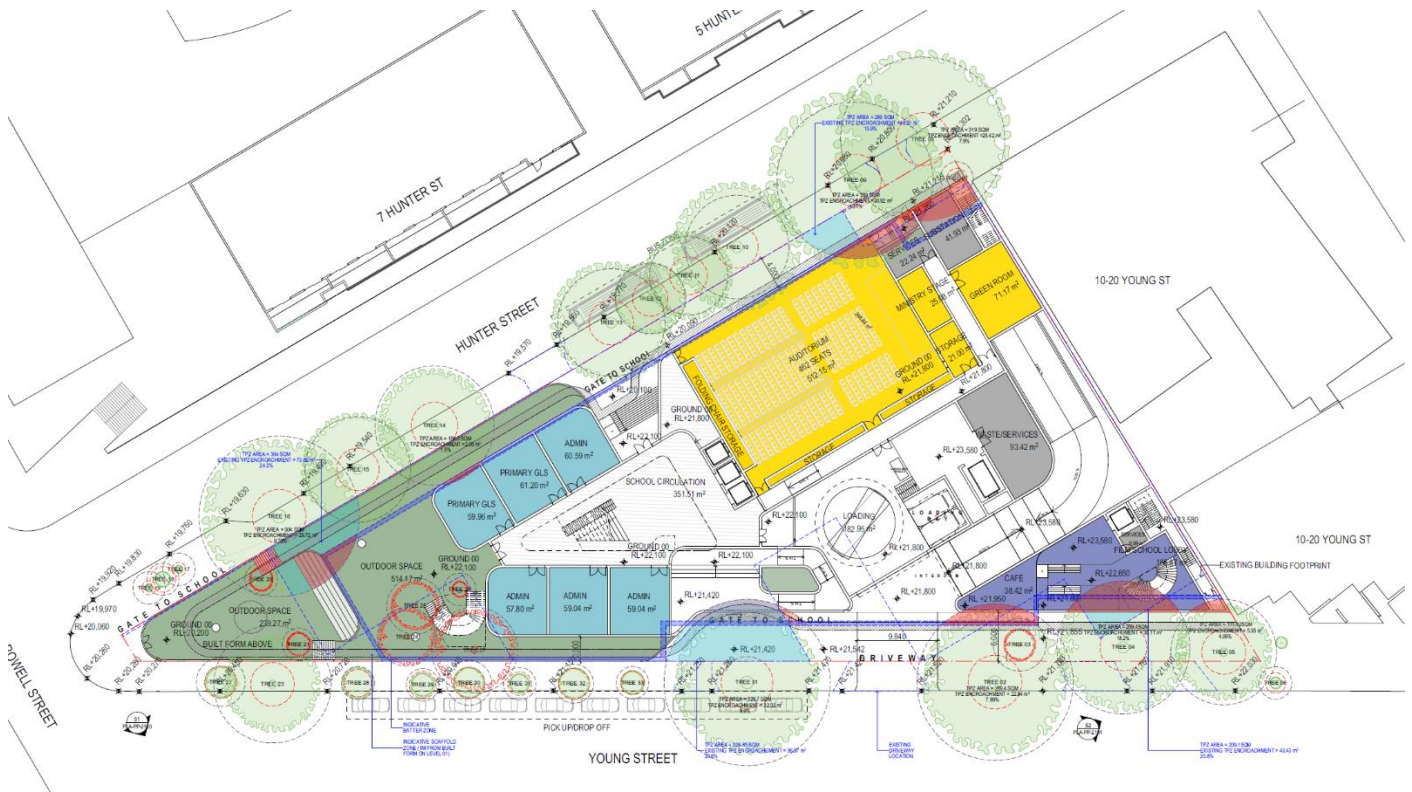


Figure 24 Ground floor plan

Source: Plus Architecture

4.6 Basement, servicing and vehicular access

A layout plan of the basement is shown in **Figure 25**. Vehicular access to the basement is via Young Street. Shared between the school and film school, access to the building is provided to the film school lift core, school lift core, and the goods lift. The basement is protected to the PMF flood level, as described in **Section 7.8**. Likewise, the basement extent has been developed with appropriate arboricultural inputs, as described in **Section 7.6**. The basement includes:

- 60 car parking spaces, utilised by the school and film school on weekdays, and by users of the auditorium and other spaces on weekends.
- Bicycle parking and end of trip facilities
- Services and waste facilities

The reference scheme includes an on-site loading lock located on the ground floor. The loading dock can accommodate an 8.8m long MRV. A 10m diameter turntable is provided to facilitate the forward entry and exit of all loading vehicles. All loading and unloading is to occur on-site and off-street.

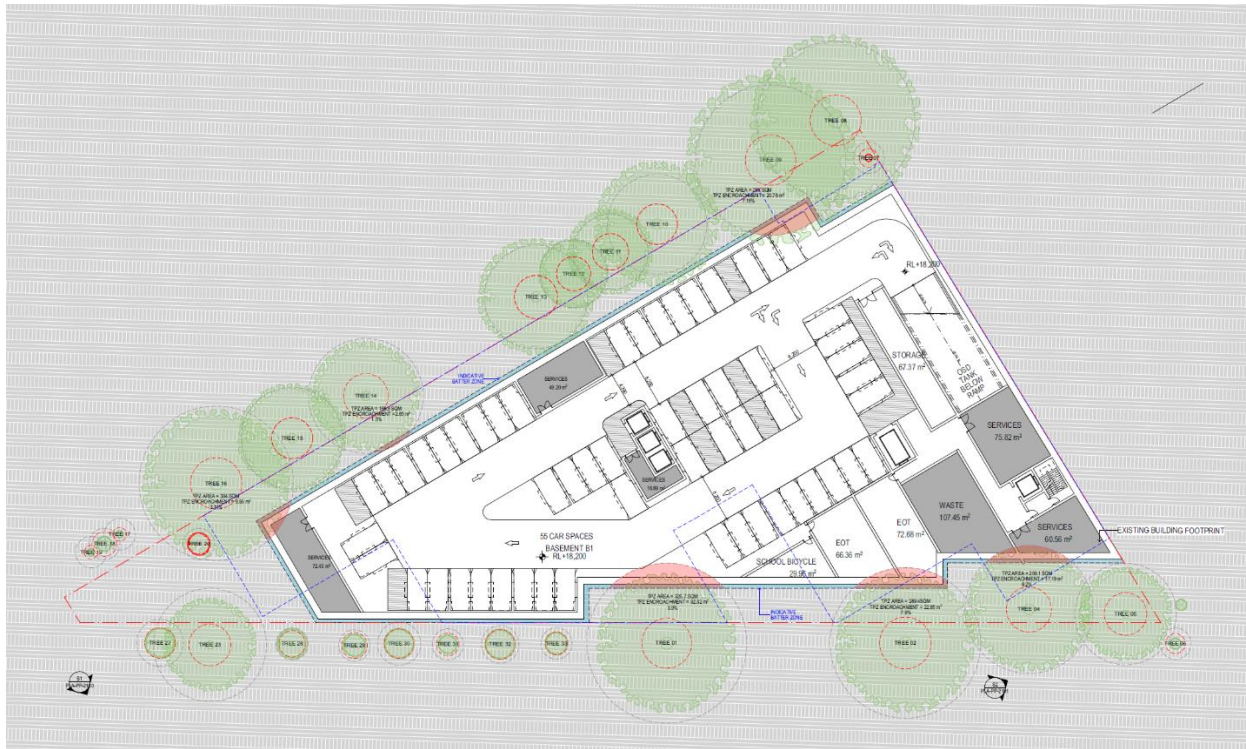


Figure 25 Basement plan

Source: Plus Architecture

4.7 Primary and secondary school

The majority of the site and the proposed building is oriented around the vertical school. The learning spaces are dual oriented around a central atrium and building core. Specifically, the school includes:

- **Ground floor:** Includes 2 primary school GLS, 4 admin spaces, open space for student use and a 462-seat auditorium with green room. See also **Section 7.4**.
- **Level 1:** Includes a feature atrium in the middle for the school, flanked by 12 primary school GLS and the first floor of the library. The upper level of the auditorium is also easily accessed off the main circulation space, including a separate viewing area.
- **Level 2:** Includes 15 secondary school GLS alongside 4 specialist classrooms. The level also includes an amenities and staff room and the second floor of the library.
- **Level 3:** Includes 15 secondary school GLS alongside 4 specialist classrooms. The level also includes the third floor of the library.
- **Level 4:** At this level the built form begins to step back, creating a large open space for use by students. The level also include 3 secondary school GLS and 5 specialist classrooms
- **Level 5:** This level also sees a further setting back of the built form, creating an expansive open space. It also includes a canteen. Change rooms and amenities, and an outdoor basketball court.
- **Level 6:** This level is the roof of the proposal, featuring open space to the south, and service spaces to the north.

4.8 Film school

To the north of the site sits spaces for the film school, which is accessed off a separate film school core. These spaces are shared with the community on the weekends. The film school consists of:

- **Ground floor:** Includes a café and lobby area for the film school. See also **Section 7.4**.
- **Level 1:** Includes 3 kids rehearsal spaces, a breakout room and a communal kitchen.
- **Level 2:** Includes 3 teaching spaces, an admin room and an equipment hire space.
- **Level 3:** Includes a carpentry space, green room, flats storage a prop room and a black box theatre.
- **Level 4:** Includes a cinema space and sound stage.
- **Level 5:** Includes audio, grading and animation spaces as well as two editing labs.

4.9 Landscaping concept

The proposal for the landscaping concept has been provided by Turf Design Studio and attached in **Appendix E**. The design concept has been formulated to align closely to the following seven principles:

- Biophilic: Engaging with biophilic principles to promote health & wellbeing.
- Resilient: Design and materials that will endure extreme weather events and suitably robust for the school context.
- Adaptable: Future-proofing spaces by maximising flexibility for multiple uses.
- Playful: Integrating moments of play and delight into the everyday experience.
- Inclusive: An environment that does not discriminate and maximises opportunities for social interaction.
- Outdoor Learning: A diversity of outdoor 'rooms' as an extension of indoor learning facilities.
- Connected: With Country and the local community.

Each level is allocated as a specific zone, with associated purposes as indicated in **Figure 26** to **Figure 30** below. A proposed 8 out of 17 trees located on the site are proposed to be removed.

The Ground Level (**Figure 26**) is a designated primary play area, consisting of an adaptive space primarily centred on interaction and play.

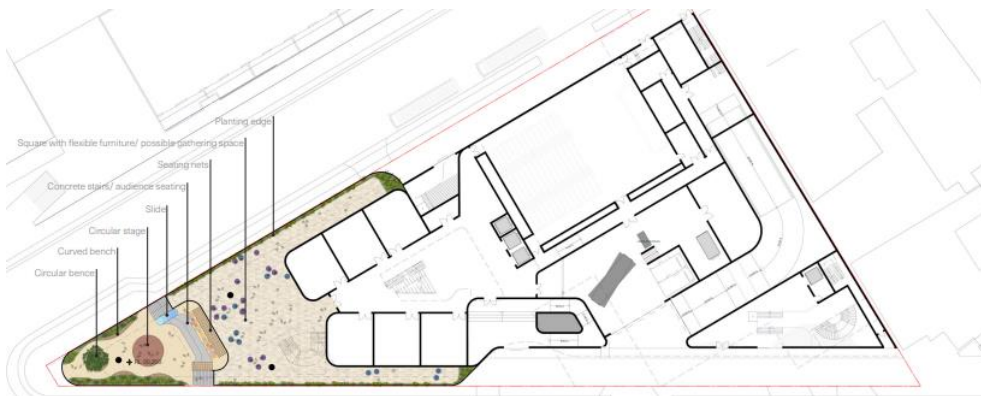


Figure 26 Ground Level Landscape Plan

Source: Turf Design Studio

Levels 1 to 3 (**Figure 27**) will consist of secondary play zones, outdoor leaning areas, adaptive spaces, and seating.



Figure 27 Levels 1 through 3 Landscape Plan

Source: Turf Design Studio

Level 4 (**Figure 28**) focuses on secondary play gathering spaces that include event space, outdoor learning, and seating.



Figure 28 Levels 1 through 3 Landscape Plan

Source: Turf Design Studio

Level 5 (**Figure 29**) encompasses an outdoor gym, running track, basketball court, which all function as flexible active use spaces.



Figure 29 Level 5 Landscape Plan

Source: Turf Design Studio

Lastly, Level 6 (**Figure 30**) will include multiple rooftop learning spaces, including food production and kitchen gardens, canopy cover, sport area, seating area with view, open lawn and study nook. Additionally, the atrium will be a focal point that is complimented by planting for a calming and easily maintained edge.

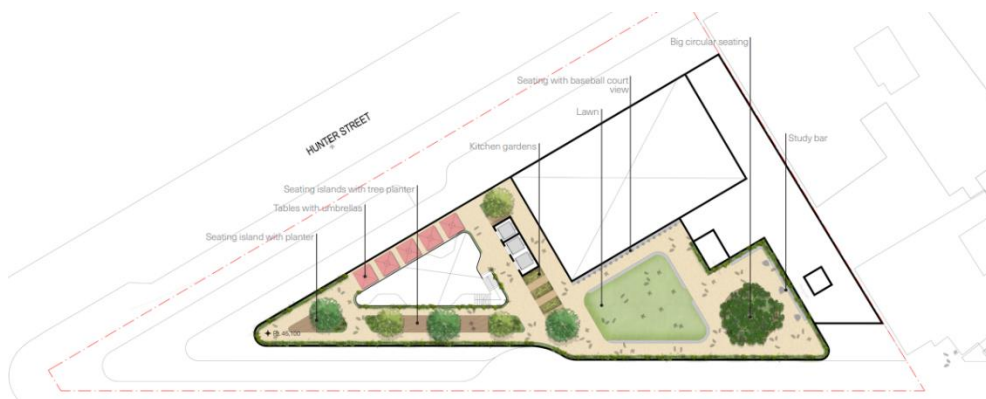


Figure 30 Level 6 (Rooftop) Landscape Plan

Source: Turf Design Studio

4.10 Public Art Plan

A preliminary public art plan has been created by Public Art Curator Amanda Sharrad and is attached to **Appendix M**. The plan outlines the vision principles and structure for the implementation of public art, including a contextual analysis and initial opportunities within the proposed development. Principles for this plan have been written in accordance with the relevant planning principals identified in City of Sydney public art and urban planning policies and guidelines such as the *City of Sydney City Art Public Art Strategy*, *Public Art Policy*, *Guidelines for Public Art in Private developments*, *Green Square Public Art Strategy*, *Guidelines for Acquisitions and Deaccessions* and *Sustainable 2030*.

Illustrated to **Figure 31**, the public domain within the pink overlay is indicated as an opportunity for public art as it would be owned and maintained by the developer. Furthermore, these spaces near the entrances to the proposed school provide a transitional space to announce the school and create a destination focus. Alternatively, the boundaries outlined in blue identify areas of art integration to create a chance for a public artwork that is highly integrated within the fencing material.

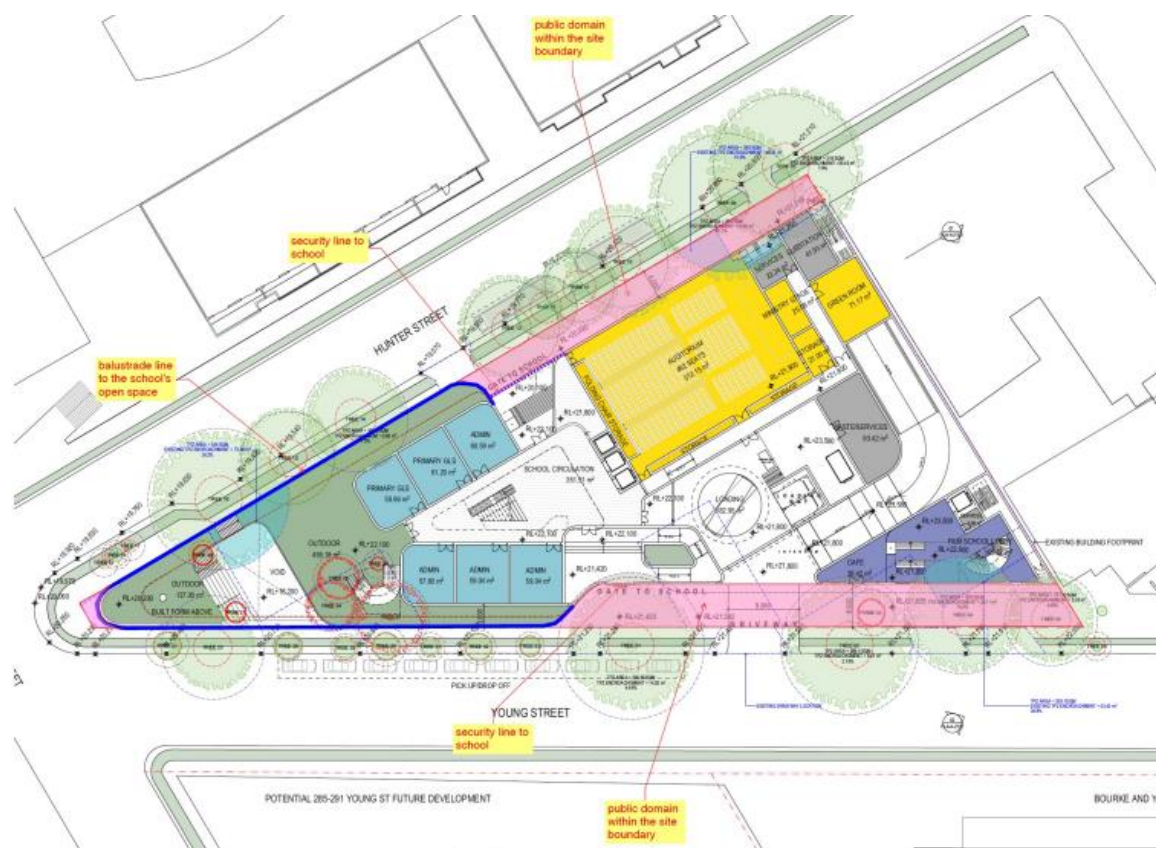


Figure 31 Public Art Opportunities

Source: Preliminary Public Art Plan

The following are recommended at the marked locations on the plan illustrated in **Figure 32**:

1. Sculptural artworks amongst landscaping/sculptural seating/shade structures/water/cultural planting.
2. A tall vertical sculptural landmark artwork.
3. Highly integrated artworks in the soffit of the architectural fabric or a sculptural / lighting artwork suspended from the soffit.
4. Highly integrated artwork in the boundary fence.

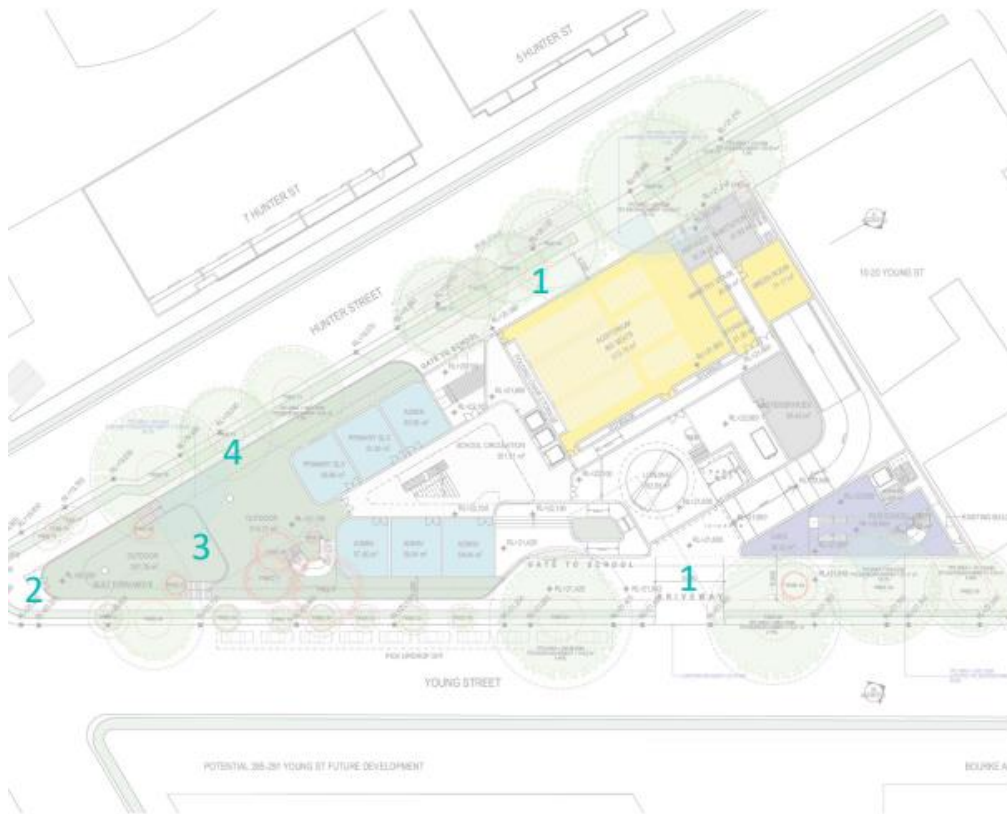


Figure 32 *Public Art Opportunity Sites*

Source: Preliminary Public Art Plan

5.0 Planning proposal

This planning proposal report has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the 'Local Environmental Plan Making Guideline' prepared by the NSW Department of Planning and Environment, which requires the following matters to be addressed:

- The objectives and intended outcomes of the amendment to the LEP;
- Explanation of provisions;
- Justification, including:
 - relationship to strategic planning frameworks;
 - environmental, social and economic impact;
 - State and Commonwealth interests;
- Maps;
- Project timeframe; and
- Community consultation.

The following section outlines the objectives and intended outcomes of this rezoning request and an explanation of provisions in order to achieve those outcomes, including relevant mapping. The justification and evaluation of impacts is set out in Section 6.0 and 7.0 of this report.

5.1 Objectives and intended outcomes

The primary objective of the Planning Proposal is to establish appropriate planning provisions to support the development of a future educational establishment that will support the surrounding area. The intent is facilitate the future renewal and intent of the site to create an integrated education asset to respond to a growing population in the vicinity of the site. Supporting objectives of this outcome include:

- **Educational infrastructure:** Deliver an integrated primary, secondary and tertiary education facility to meet the needs of families and individuals in the Waterloo / Green Square / Zetland as the population continues to grow and change.
- **Job retention and creation:** Maintain and expand the employment opportunities afforded through the existing film school, and introduce new jobs close to housing for primary and secondary educators.
- **Community:** Foster a sense of community through school activities and other community functions on weekends.
- **Tree canopy:** Ensure that existing mature canopy vegetation within the site and street frontage are prioritised for retention in any redevelopment, facilitating the continuation of a strong urban canopy to enhance amenity.
- **Built form:** Deliver high quality architectural built form that reflects and builds on the existing and future character of the area, while responding to the unique demands of an educational establishment in an urban context.

5.2 Explanation of provisions

5.2.1 Amendments to Sydney LEP 2012

Amendments to the Sydney LEP 2012 are sought under this Planning Proposal, as detailed in **Table 5**. These have been approached in accordance with the changes already proposed and being progressed under the LEP amendment detailed in **Section 3.4.2**.

Table 5 Summary of Proposed Amendments to the Sydney LEP 2012

Control	Clause / Map	Existing	Proposed
Site-specific controls	6.XX	N/A	<p>The following site-specific allowances are proposed:</p> <ul style="list-style-type: none">• Additional height and floorspace provision in relation to development of the kind described in Section 4.0• Non-residential development not subject to a competitive design competition• development consent may be granted to certain building elements exceeding the height limit• clarification of community and design excellence floorspace provision• Removes the requirement for the preparation of a site-specific development control plan and replaces it with a subclause giving effect to a site-specific design guide. <p>This site-specific clause is discussed further in the section below.</p>

Site specific controls

The Planning Proposal seeks to amend the Sydney LEP 2012 to insert a control relating to consistency with a design guide prepared for the site (refer to **Section 5.2.2**).

6.XX 242-258 Young Street, Waterloo

- (1) *This clause applies to the following land in Waterloo—*
 - a) *Lot 1, DP 84655,*
 - b) *Lots A and B, DP 161650.*
- (2) *Despite Clause 4.3, the maximum height for a building is 25m.*
- (3) *Despite Clause 4.4, the maximum floor space ratio for a building on the land to which this clause applies is 2.94:1, which includes any additional floor space for which the building is eligible under clauses 6.12, 6.13 and 6.14.*
- (4) *Despite subclause (2), development consent may be granted to a building that exceeds the height limits set by this Plan if the consent authority is satisfied that any exceedance relates only to rooftop nets, balustrade, fence or low-level boundary treatments and lift overruns to facilitate the use of any rooftop open space.*
- (5) *Development consent must not be granted under this clause unless the consent authority—*
 - a) *is satisfied the building will not be used for the purposes of—*
 - i. *residential accommodation, or*
 - ii. *serviced apartments.*
- (6) *Development consent must not be granted under this clause unless the consent authority—*

- a) *has considered the Design Guide—242-258 Young Street, Waterloo, published by the Department in [DATE].*
- (7) *Clauses 6.21D(1)(a)(ii) and 6.21D(1)(c) do not apply to development to which this clause applies.*
- (8) *A building on land to which this clause applies is not eligible for additional floor space under clause 6.21D(3)(b).*
- (9) *Clause 7.20 does not apply to development that is not used for a residential purpose on the land to which this clause applies.*

5.2.2 Proposed Design Guide framework

It is noted that, with a Capital Investment Value more than \$20 million, future development for the purposes of a school would constitute State Significant Development. The Council would therefore prepare a Design Guide, in lieu of a Development Control Plan. A draft Site-Specific Design Guide has been prepared incorporating suggested site-specific controls that would apply to the site.

A draft site-specific Design Guide has been prepared to accompany this Planning Proposal. This Report is accompanied by, and should be read alongside, the draft Site-Specific Design Guide.

The Guide has been prepared to provide greater certainty of the built form and design outcomes presented in the indicative reference scheme.

The draft Design Guide contains site-specific provisions relating to key principles listed below, which have been embellished in conjunction with input from Council during the initial assessment of the Planning Proposal. It addresses address key design and development outcomes, including site-specific provisions related to the future built form, access, vegetation, design excellence and sustainability.

- **Section 1** sets out the land to which the Design Guide applies, administrative matters and the relationship to other elements of the planning framework that apply to the site.
- **Section 2** contains the Vision and Principles for the site, which have informed the planning framework (including the design guide and relevant provisions of the Sydney LEP 2012), including:
 - *Vision for the site* – setting out a vision for a vibrant, creative and contemporary teaching environment focused on providing innovative learning spaces and high-quality classrooms supported by multifunctional flexible spaces, including diverse open spaces.
 - *Principles*
 - Delivery of a high quality contemporary educational hub that provides innovative opportunities to teach, learn, meet and collaborate.
 - A diverse, activated, and attractive place of learning that is well integrated to the surrounding urban context and supports the wider community.
 - A Built form that positive contributes to the public domain, positively contributing to surrounding streetscapes and achieving high amenity and urban character of the surrounding locality.
 - Development responds appropriately to the environmental context, designed to mitigate against flood risks and responding to the existing urban tree canopy cover through thoughtful building design.
 - Building is to be of high environmental performance, integrated sustainable practices and Water Sensitive Urban Design (WSUD) infrastructure where practical.
 - Land uses are compatible and well-integrated that are also complementary to the existing film school.
- **Section 3** contains the specific design guidance for development applications for the site in respect of:
 - *Built form*
 - *School and design*
 - *Landscaping and ecology*
 - *Environmentally sustainable development*
 - *Public Area*
 - *Sustainable transport*
 - *Parking, access and circulation*
 - *Noise and vibration*

5.3 Community consultation

With reference to the relevant considerations set out within the NSW Department of Planning & Environment's Local Environmental Plan Making Guideline, it is noted that:

- The LEP making process does not require formal community consultation prior to a proponent submitting a rezoning request to council.
- The most appropriate time for community consultation for planning proposals is after a Gateway determination is issued and all relevant studies and reports have been completed. This ensures the community has clear and evidence-based information available to help them make informed comments on the proposal.

Nonetheless, the following engagement activities were undertaken during the pre-lodgement phase for the Planning Proposal:

- **Letterbox Delivery** – A community notification letter was distributed to residents, and businesses via letterbox drop on 29 November 2023 to inform the community about the Planning Proposal and invite them to register for a community webinar and complete an online survey. Approximately 4,840 properties were reached, including 196 businesses.
- **Community Webinar** – A 1.5-hour community webinar was hosted for community members to learn about the Planning Proposal, meet the project team, provide feedback, and ask questions. The webinar was held 6pm, Tuesday 12 December 2023 with 36 registrations and 22 attendees.
- **Community Survey** – A short online survey was held to provide community members with opportunity to provide feedback to inform the Planning Proposal, and for the project team to learn more about the local community, including opportunities and potential impacts. The survey was open from 29 November 2023 and closed 11.59pm Thursday 14 December 2023. The survey covered: the perceived need for a new school and benefits of the proposal, potential concerns or impacts related to the proposal and any other feedback. There were a total of 146 responses.

Of the feedback received, respondents highlighted the following benefits, concerns and commentary as listed in **Table 6**.

Table 6 Consultation Feedback

Feedback	Comment
Benefits	<ul style="list-style-type: none">• Respondents felt that a new primary school and secondary school option were needed in Waterloo.• There was interest in potential community use of school facilities amongst respondents.• The community supports the inclusion of the Sydney Film school on the site.• The proposal will result in increased vibrancy of the area and new opportunities for community connection through the school.
Concerns	<ul style="list-style-type: none">• Parking impacts to local residents, including loss of on-street parking.• Traffic impacts from pick-up and dropoff, and increasing existing congestion on McEvoy, Hunter and Powell Street.• Construction impacts, including noise, traffic and construction delays, and cumulative construction impacts with reference to the nearby Woolworths development.
Other Commentary	<ul style="list-style-type: none">• Some community members indicated they wanted an affordable school option (i.e. government run).• It is important to maximise green space in the design, to provide appropriate outdoor space for sporting activities and socialising, as well as for enhanced visual amenity in the area.• Consider upgrades to public transport to reduce additional traffic generation, with specific reference to local bus networks

A full overview of the engagement activities and findings is provided at **Appendix D**.

Further, formal public consultation will take place in accordance with Sections 3.34 and 3.35 of the EP&A Act at a later date. Any future DA for the site would also be exhibited in accordance with Council requirements, at which point the public and any authorities would have the opportunity to make further comment on the proposal.

5.4 Project timeline

Table 7 provides the project timeline anticipated for the subject planning proposal which is predicated on the nature and scale of the Planning Proposal.

Table 7 *Anticipated Project Timeline*

Action	Timeframe
Stage 1 – Pre-lodgement	Complete
Lodgement	January 2024
Stage 2 – Planning Proposal	May 2024
Stage 3 – Gateway Determination	June 2024
Stage 4 – Post-Gateway	August 2024
Stage 5 – Public exhibition & Assessment	December 2024
Stage 6 – Finalisation	February 2025

6.0 Justification of strategic and site-specific merit

6.1 Strategic merit

6.1.1 Section A – need for the Planning Proposal

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. This planning proposal responds to the vision and outcomes of the City of Sydney Local Strategic Planning Statement, as discussed at **Section 6.1.2**.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. To achieve the realisation of a new K-12 independent school and film school to serve the surrounding area, the development standards under the Sydney LEP 2012 must be amended to facilitate the renewal of the site in a manner that will achieve the objectives and intended outcomes. In preparing this Planning Proposal, three options were considered to facilitate the intended outcomes. These are listed and discussed below:

- Option 1: Do nothing; and
- Option 2: Redevelop the site under the existing planning controls.
- Option 3: Submit a Planning Proposal to amend the Sydney LEP 2012;

Option 1 – Do nothing

The site will remain as an existing light industrial premises, which is ageing and is no longer fit for purpose. Over time the site will be at odds within the surrounding character which is evolving into a dense mixed-use precinct. Doing nothing is not considered an appropriate outcome for the site.

Option 2 – Redevelop the site under the existing planning controls

If required to redevelop under the existing controls it is likely that the proponent would be forced to redevelop it for its highest and best use as residential. Redeveloping the site under existing planning controls for the purposes of a school would functionally result in a school that is not able to adequately accommodate the desired range and quantum of space to serve the needs of the future educational establishment. Further, it would be a major limiting factor in reducing the overall capacity of the school; a critical factor in an area with a growing and densifying population and one that lacks a secondary school within a 2km radius. Redevelopment of the site under current controls would represent a missed opportunity that underdelivers on educational infrastructure for the area.

Option 3 – Submit a Planning Proposal to amend the SLEP 2012

Option 3 comprises submitting a Planning Proposal to facilitate redevelopment of the site in accordance with the provisions presented in this report and the accompanying reference scheme. This scheme maximises open space per student whilst providing an appropriate amount and diversity of spaces for use by the school. Further it enables the retention of the tertiary film school on the site, offering a consolidated education hub for the surrounding area. This option is preferred as it represents the best combined outcome for the applicant, the Council and the existing and future residents of the area in terms of meeting social and infrastructure needs.

6.1.2 Section B – relationship to the strategic planning framework

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan (GSRP) is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The plan was adopted in March 2018 and seeks to reposition Sydney as a metropolis of three cities – the western parkland city, central river city, and the eastern harbour city, the latter of which captures Waterloo. The Plan provides 10 high level policy directions supported by 40 objectives that inform the District Plans, Local Plans and Planning Proposals which follow in the planning hierarchy. The plan identifies Waterloo as adjoining the Harbour CBD, immediately proximate to the strategic centre of Green Square, and within the Eastern Economic Corridor.

The proposal is consistent with the strategic direction for the eastern harbour city, providing education capacity in close proximity to housing and public transport. The proposal will take enrolment pressure of existing schools in the area and ensure that a high-quality educational facility is provided for the future population of the school catchment. The proposal is also consistent with the other, wider goals contained within the Plan, including:

- The creation of temporary job opportunities in manufacturing, construction and construction management, and on-going jobs in teaching and administration for the wider Sydney LGA.
- Delivering additional educational infrastructure for the catchment that will take enrolment pressure off the existing schools in the region.
- Ensuring that the wider Green Square/Zetland/Waterloo urban renewal area's population growth is supported by infrastructure.

The proposal is consistent with the following directions under the Plan, which govern growth and development in Sydney (refer to **Table 8**).

Table 8 Consistency with GSRP directions

Direction (modify as needed)	Consistency of the proposal with the Direction
A city supported by infrastructure	The proposal benefits from existing and future public transport infrastructure, especially the forthcoming Sydney Metro service from the nearby Waterloo station. This will provide high speed connections to the CBD, and on to Chatswood, Macquarie Park and the Hills, as well as to Bankstown in 2025. The site in its existing configuration is serviced by key utilities.
A city for the people	The proposed development achieves this vision through delivering improved quality of life through co-locating schools, transport, and recreational facilities in a walkable mixed-use neighbourhood, in keeping with 30-minute city principles. The proposal seeks to facilitate active transport and to foster a community based around the school and its facilities.
Housing the city	The proposal constitutes key supporting infrastructure for existing and forthcoming housing growth in the surrounding area. The site currently reflects employment uses and is proximate to ample residential development.
A well-connected city	The proposal delivers a new school within proximity of Waterloo Metro Station, Green Square train station and is adjacent to numerous bus services. Further, the nearby Bourke Street shared path connects to a substantive active transport network across the City of Sydney and the eastern suburbs. The site is located within strategic location with immediate access to housing and employment, as well as access to other major destinations and hubs within 30 minutes by public transport.
Jobs and skills for the city	The proposed school represents a net increase of jobs generated by the site. Further, employment related to the existing film school will be retained as part of the redevelopment
A city in its landscape	A total of 33 trees are located upon and adjacent to the site. The proposal retains the majority of these existing trees, except for 7 low value trees, which are required to be removed to accommodate the building envelope. However, new landscaping is proposed as discussed at Section 4.9 , which will further contribute to the landscape character of the Waterloo area.

Direction (modify as needed)	Consistency of the proposal with the Direction
An efficient city	Energy consumption on the site will be minimised through design and performance management, in keeping with the requirements of the Sustainable Buildings SEPP. This includes a 5 star green star design aspiration and targeting 4 star NABERS rating for schools.
A resilient city	The proposal has implemented a number of design initiatives to minimise exposure to natural hazards by ensuring that future development is not affected by flooding. The environmental initiatives implemented throughout the development will contribute to enhanced environmental outcomes and seek to mitigate impacts related to climate change.

Eastern District Plan

The Eastern City District Plan underpins the Greater Sydney Region Plan and sets the 20-year vision for the District through 'Planning Priorities' that are linked to the Region Plan. Key priorities of the District Plan which this planning proposal would give effect to are elaborated in **Table 9**.

Table 9 Consistency with the Eastern City District Plan directions and objectives

Directions and Objectives	Comment
Direction 1 – A city supported by infrastructure	
Priority E1 – Planning for a city supported by infrastructure	As mentioned, the proposal benefits from existing and future public transport infrastructure, especially the forthcoming Sydney Metro service from the nearby Waterloo station. This will provide high speed connections to the CBD, and on to Chatswood, Macquarie Park and the Hills, as well as to Bankstown in 2025. The site in its existing configuration is serviced by key utilities. The proposal contributes to the alignment of infrastructure with growth by providing primary, secondary and tertiary educational infrastructure amongst strong pedestrian and cycle networks connecting Waterloo and the broader CBD as well as forthcoming housing growth.
Direction 2 – A collaborative city	
Priority E2 – Working through collaboration	The delivery of a consolidated education asset in this location will create opportunities to involve the community and encourage collaboration between students of the school and film school. These opportunities will be more fully explored at the DA stage.
Direction 3 – A city for people	
Priority E3 – Providing services and social infrastructure to meet people's changing needs	The future built form will provide and maintain primary, secondary and tertiary educational infrastructure to cater for the growing population in the vicinity of the site. There is a notable lack of secondary schools in the surrounding area.
Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities	The proposed development contributes towards healthy, creative, culturally rich and socially connected communities by co-locating schools, transport, and recreational facilities in a walkable mixed-use neighbourhood, in keeping with 30-minute city principles. The proposal seeks to facilitate active transport and to foster a community based around the school and its facilities.
Direction 5 – A city of great places	
Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage.	The provision of new educational infrastructure will add to the diverse range of uses that make Waterloo and the surrounding area an attractive place to live, work and visit. When viewed in the context of substantial future development, the proposal will represent a harmonious contribution to a thriving urban environment.
Direction 6 – A well connected city	
Priority E10 – Delivering integrated land use and transport planning and a 30 minute city	As noted above, the proposal delivers a new school within proximity of Waterloo Metro Station, Green Square train station and close to numerous bus services. Further, the nearby Bourke Street shared path connects to a substantial active transport network across the City of Sydney and the eastern suburbs. The site is located within strategic

Directions and Objectives	Comment
	location with immediate access to housing and employment, as well as access to other major destinations and hubs within 30 minutes by public transport.
Direction 7 – Jobs and skills for the city	
Priority E11 – Growing investment, business opportunities and jobs in strategic centres	The proposed school represents a net increase of jobs generated by the site within the strategic renewal area of Green Square / Waterloo / Zetland. Further, employment related to the existing film school will be retained as part of the redevelopment.
Direction 9 – An efficient city	
Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiency	The future built form presents an opportunity to deliver a sustainable building that recognises the importance of environmental preservation, occupants' health, safety and wellbeing, as well as in terms of greenhouse gases emissions reduction. The future development will also support transport demand initiatives by seeking to incentivise and facilitate walking and cycling opportunities to achieve the NSW Government's goal of net zero emissions by 2050.

Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

City Plan 2036 – City of Sydney Local Strategic Planning Statement

The Planning Proposal aims to give effect to several planning priorities and actions within the City of Sydney Local Strategic Planning Statement (LSPS). Council's LSPS (known as City Plan 2036) represents Council's 20-year vision and strategy for the LGA's future direction and contains directions about infrastructure, liveability, productivity and sustainability. The LSPS draws from the Greater Sydney Commission's Greater Sydney Regional Plan and Eastern City District Plan and implements the planning priorities identified from these larger strategic documents at a local level.

Table 10 *Consistency with the LSPS*

Planning Priority	Consistency/Comment
Infrastructure	
I1 – Movement for walkable neighbourhoods and a connected city	The site's strategic location within proximity of Waterloo Metro Station, Green Square train station and close to numerous bus services creates ideal conditions for walkability and a connected city. The nearby Bourke Street shared path connects to a substantial active transport network across the City of Sydney and the eastern suburbs, creating compelling cycling options for those living within the catchment. Cycling is enhanced through provision of end-of-trip facilities within the proposal to enhancement the viability and attractiveness of this mode to access the site. This will contribute to encouraging more active and healthy lifestyles.
I2 – Align development and growth with supporting infrastructure	The subject proposal constitutes an important contribution to educational infrastructure in the Green Square / Waterloo / Zetland area that has been, and will continue to be, the subject of substantial housing growth.
I3 – Supporting community wellbeing with social infrastructure	The auditorium and other spaces within the school can also be made available for community use and events in addition to the natural role of a school as a hub of community wellbeing and activities.
Liveability	
L1 – A creative and socially connected city	The Green Square / Waterloo / Zetland area is home to many diverse communities. Schools, particularly in dense communities, can serve as social hubs for families raising children in the catchment area. An ability to share spaces with the community on weekends will further enhance this capacity. Additionally, the proposal includes the upgrading and reinstating of a tertiary film school – a creative study opportunity for local residents and people from across Sydney.
L2 – Creating great places	The delivery of new educational infrastructure will contribute to the dense diversity of uses that make Waterloo and the adjacent area great places to be. Read in the context of substantial future development, the vertical form of the school will appropriately reflect the energetic density of the neighbourhood.
Sustainability	
S2 – Creating better buildings and places to reduce emissions and waste and use water efficiency	<p>The future built form presents an opportunity to deliver an sustainable building that recognises the importance of environmental preservation, occupants' health, safety and wellbeing, as well as in terms of greenhouse gases emissions reduction. The future development will also support transport demand initiatives by seeking to incentivise and facilitate walking and cycling opportunities to achieve the NSW Government's goal of net zero emissions by 2050.</p> <p>Waste minimisation and reduction strategies are to be further developed at the DA stage.</p>

Sustainable Sydney 2030-2050

Sustainable Sydney 2030 is Council's long term vision for a more sustainable, equitable and resilient city. The plan builds on three key themes of Green, Global and Connected as well as 10 strategic directions to guide the future of the City. The achievement of a number of strategic directions are supported by this Planning Proposal as outlined in **Table 11**.

Table 11 Sustainable Sydney 2030-2050 strategic directions

Strategic direction	Consistency/ comment
A leading environmental performer	The proposal seeks to minimise greenhouse gas emissions through improved energy efficiency and low carbon energy production for net zero emissions. Natural lighting and natural ventilation will be utilised effectively throughout the development. In addition to thermal comfort, energy and water efficiency, the proposed building design will provide sustainable and efficient operation to the occupants. The future built form will encourage walking and active transportation to prevent unnecessary or lengthy private car trips.
Design excellence and sustainable development	The proposal has been designed to maximise the amenity of students in a sustainable manner. This has been done in accordance with best practice case studies and criteria listed under the Transport and Infrastructure SEPP, discussed later in this section.
A city for walking, cycling and public transport	The nearby Bourke Street shared path connects to a substantial active transport network across the City of Sydney and the eastern suburbs, creating compelling cycling options for those living within the catchment. Cycling is enhanced through provision of end-of-trip facilities within the proposal to enhancement the viability and attractiveness of this mode to access the site. This will contribute to encouraging more active and healthy lifestyles.
An equitable and inclusive city	Access to education for people of all backgrounds is critical infrastructure, particularly in dense urban environments. Schools in densely populated areas serve as social hubs for families raising children in the catchment area. The proposal to share spaces with the community on weekends will further enhance this capacity.
A thriving cultural and creative life	The proposal includes the upgrading and reinstating of a tertiary film school, which will provide a creative study opportunity for local residents and people from across Sydney.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Better Placed

The objectives and design principles of Better Placed have been considered and responded to in the proposed design. The document seeks to promote good design and capture our collective aspiration and expectations for the places where we work, live and play. Better Placed includes seven objectives for good design, which have been considered in the preparation of the reference scheme as follows:

- Objective 1 – Better Fit – contextual, local and of its place**
The proposed development responds to the surrounding mixed-use context and its location within Waterloo. The evolution of the site enhances the character of the local area which is undergoing change. The proposed school use is consistent with the vision for the surrounding area.
- Objective 2 – Better Performance – sustainable, adaptable and durable**
The proponent has ensured that principles of ESD have been incorporated into the proposal, ensuring effective and environmentally responsive design initiatives. The target goals for the proposed development include:
 - 5 star green star design aspiration
 - 4 star NABERS rating for schools.

- **Objective 3. Better for Community – inclusive, connected and diverse**

Through detailed design, the proposal will ensure compliance with all accessibility standards to create inclusive and accessible spaces. The site is easily accessed by pedestrians from the adjoining streets.

- **Objective 4. Better for People – safe, comfortable and liveable**

The proposed development will include secured learning areas and amenities and will optimise visual links between the school and the streetscape. The proposal significantly enhances passive surveillance to public and private area over the existing blank façade condition.

- **Objective 5 – Better Working – functional, efficient and fit for purpose**

The proposed development optimises design and amenity around the needs of a K-12 school and film school. For the former, this has been done with regard to the Design Guide for Schools, as outlined in **Section XX**.

- **Objective 6 – Better Value – creating and adding value**

The proposed development represents a valuable contribution to the locality as a renewed and significantly enhanced education space. It replaces legacy uses that, over time, have become less appropriate and necessary for the locality, and responds to emerging demand brought on by significant urban renewal in the surrounding area.

- **Objective 7 – Better Look and Feel – engaging, inviting and attractive**

The design principles that have informed the proposal as illustrated in the Design Report prepared by Plus Architecture and included at **Appendix A**.

Q6. Is the Planning Proposal consistent with applicable State Environment Planning Policies?

The State Environmental Planning Policies directly applicable to the Planning Proposal are identified in **Table 12**

Table 12 Consistency with State Environmental Planning Policies

SEPP	Consistent			Comment
	Yes	No	N/A	
State Environmental Planning Policy (Biodiversity and Conservation) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008			-	Not relevant to the proposed LEP amendment. May apply to future development on the site.
State Environmental Planning Policy (Housing) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Industry and Employment) 2021			-	Not relevant to the proposed LEP amendment. May apply to future development on the site.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Planning Systems) 2021			-	Not relevant to the proposed LEP amendment. Future development for the purposes of a school with a capital investment value in excess of \$20 million will constitute SSD.
State Environmental Planning Policy (Precincts—Central River City) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021			-	Not relevant to the proposed LEP amendment.

SEPP	Consistent			Comment
	Yes	No	N/A	
State Environmental Planning Policy (Precincts—Regional) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Primary Production) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Resilience and Hazards) 2021	✓			<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (R&H SEPP) seeks to ensure that contaminated land is remediated prior to development, to reduce health hazards or potential harm resulting from contamination. As per the R&H SEPP, it is required that when considering rezoning land, remediation works meet certain standards. The site has been occupied by a variety of commercial buildings for an extended period of time. The requirements of the R&H SEPP will be addressed accordingly during the detailed DA process. Contamination is addressed further in Section 7.9 .
State Environmental Planning Policy (Resources and Energy) 2021			-	Not relevant to the proposed LEP amendment.
State Environmental Planning Policy (Sustainable Buildings) 2022	✓			Through the detailed design process, the proposal is able to comply with the requirements for the quantification and minimisation of embodied and operational carbon emissions.
State Environmental Planning Policy (Transport and Infrastructure) 2021	✓			Whilst not immediately relevant to the proposed LEP amendment, Chapter 3 of the Transport and Infrastructure SEPP sets out additional controls and requirements for schools. As such, this will be of key relevance to any future development application. A preliminary assessment against these controls has been included below.

State Environmental Planning Policy (Transport and Infrastructure) 2021 – Design quality principles in schools

Table 13 *Design quality principles in schools*

Principle	Comment
<p>Principle 1—context, built form and landscape</p> <p><i>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</i></p> <p><i>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</i></p> <p><i>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</i></p>	<p>The indicative built form has been deliberately designed to respond to the site condition as is discussed in Section 7.1 and in Appendix A.</p> <p>The landscaped areas of the school have been given equal attention through the Landscape Concept Design attached at Appendix E and discussed further in Section 4.9.</p>
<p>Principle 2—sustainable, efficient and durable</p> <p><i>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</i></p> <p><i>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</i></p>	<p>The proposal seeks to minimise greenhouse gas emissions through improved energy efficiency and low carbon energy production for net zero emissions. Natural lighting and natural ventilation will be utilised effectively throughout the development. In addition to thermal comfort, energy and water efficiency, the proposed building design will provide sustainable and efficient operation to the occupants. The future built form will encourage walking and active transportation to prevent unnecessary or lengthy private car trips.</p> <p>These initiatives are fully explored in Section 7.10 and in the ESD report at Appendix P.</p>
<p>Principle 3—accessible and inclusive</p> <p><i>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</i></p>	<p>This will be fully developed through detailed design, though has already been considered conceptually throughout the preparation of the reference scheme.</p>
<p>Principle 4—health and safety</p> <p><i>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</i></p>	<p>Whilst these matters will be fully resolved through the detailed design of the school, these principles have been considered in the concept design at Appendix B and Operational Management Plan and Appendix L.</p>
<p>Principle 5—amenity</p> <p><i>Schools should provide 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.</i></p> <p><i>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</i></p> <p><i>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</i></p>	<p>Providing adequate play spaces that balance student needs with the amenity of the surrounding neighbourhood has been a central focus through the development of the concept design. These factors are assessed in Section 7.0.</p>
<p>Principle 6—whole of life, flexible and adaptive</p> <p><i>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide</i></p>	<p>The concept design includes a variety of flexible spaces including general learning areas, specialist classrooms and a multi-purpose auditorium. The function of these spaces is</p>

Principle	Comment
<i>strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</i>	considered in the Urban Design Report and Operational Management Plan in Appendix A and L respectively.
<p>Principle 7—aesthetics</p> <p><i>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</i></p> <p><i>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</i></p>	As above, the indicative built form has been deliberately sculpted in response to the existing and future built form context that surrounds the site. This context and the amelioration of amenity impacts is discussed in Section 7.2 .

Q7. Is the Planning Proposal consistent with the applicable Ministerial Directions (Section 9.1 Directions) or key government priority?

The proposal's consistency with applicable Section 9.1 Directions is assessed in **Table 14**.

Table 14 Assessment of Section 9.1 Directions

Ministerial Direction	Consistent			Comment
	Yes	No	N/A	
Focus area 1: Planning Systems				
1.1 Implementation of Regional Plans	✓			The Planning Proposal is consistent with the Greater Sydney Region Plan and Eastern City District Plan as discussed at Section 6.1.2 .
1.2 Development of Aboriginal Land Council land			-	Not applicable.
1.3 Approval and Referral Requirements	✓			This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Planning Proposal.
1.4 Site Specific Provisions	✓			A particular development scenario is envisaged for the site. The proposed provisions will allow for the envisaged development to be carried out on the site. However, the proposal will not create unnecessarily restrictive or complicated planning controls.
1.4A Exclusion of Development Standards from Variation			-	Not applicable.
Focus area 1: Planning Systems – Place-based				
1.5 Parramatta Road Corridor Urban Transformation Strategy			-	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor			-	Not applicable.
1.10 Implementation of Western Sydney Aerotropolis Plan			-	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan			-	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct			-	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan			-	Not applicable.

Ministerial Direction	Consistent			Comment
	Yes	No	N/A	
1.14 Implementation of Greater Macarthur 2040			-	Not applicable.
1.15 Implementation of the Pyrmont Peninsula Place Strategy			-	Not applicable.
1.16 North West Rail Link Corridor Strategy			-	Not applicable.
1.17 Implementation of the Bays West Place Strategy			-	Not applicable.
1.18 Implementation of the Macquarie Park Innovation Precinct			-	Not applicable.
1.19 Implementation of the Westmead Place Strategy			-	Not applicable.
1.20 Implementation of the Camellia-Rosehill Place Strategy			-	Not applicable.
1.21 Implementation of South West Growth Area Structure Plan			-	Not applicable.
1.22 Implementation of the Cherrybrook Station Place Strategy			-	Not applicable.
Focus area 2: Design and Place				
Focus area 3: Biodiversity and Conservation				
3.1 Conservation Zones			-	Not applicable.
3.2 Heritage Conservation			-	Not applicable.
3.3 Sydney Drinking Water Catchments			-	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs			-	Not applicable.
3.5 Recreation Vehicle Areas			-	Not applicable.
3.6 Strategic Conservation Planning			-	Not applicable.
3.7 Public Bushland			-	Not applicable.
3.8 Willandra Lakes Region			-	Not applicable.
3.9 Sydney Harbour Foreshores and Waterways Area			-	Not applicable.
3.10 Water Catchment Protection			-	Not applicable.
Focus area 4: Resilience and Hazards				
4.1 Flooding	✓			The proposal is consistent with the relevant flood related policies, manuals, guidelines, or studies applicable to the site. Further, it does not seek to rezone land within a flood planning area that is zoned recreation, rural, special purposes, or conservation. A flood report has been prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the planning authorities'

Ministerial Direction	Consistent			Comment
	Yes	No	N/A	
				requirements, described in Section 7.8 and attached at Appendix J .
4.2 Coastal Management			-	Not applicable.
4.3 Planning for Bushfire Protection			-	Not applicable.
4.4 Remediation of Contaminated Land	✓			A Detailed Site Investigation has been prepared which identifies past remediation and potential future remediation requirements to be incorporated at the development application stage. Refer to Section 7.9 .
4.5 Acid Sulfate Soils	✓			Refer Section 7.11 .
4.6 Mine Subsidence and Unstable Land			-	Not applicable.
Focus area 5: Transport and Infrastructure				
5.1 Integrating Land Use and Transport	✓			The Planning Proposal is consistent with the relevant guidelines as it: <ul style="list-style-type: none"> Creates new education and employment opportunities within proximity of high capacity transport connections Capitalises on investment in Waterloo Metro Station and the City of Sydney active transport network
5.2 Reserving Land for Public Purposes			-	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields			-	Not applicable.
5.4 Shooting Ranges			-	Not applicable.
Focus area 6: Housing				
6.1 Residential Zones			-	Not applicable.
6.2 Caravan Parks and Manufactured Home Estates			-	Not applicable.
Focus area 7: Industry and Employment				
7.1 Business and Industrial Zones	✓			Proposal is consistent and permissible within the existing MUI Mixed Use zoning which is to be retained.
7.2 Reduction in non-hosted short-term rental accommodation period			-	Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast			-	Not applicable.
Focus area 8: Resources and Energy				
8.1 Mining, Petroleum Production and Extractive Industries			-	Not applicable.
Focus area 9: Primary Production				
9.1 Rural Zones			-	Not applicable.
9.2 Rural Lands			-	Not applicable.
9.3 Oyster Aquaculture			-	Not applicable.

Ministerial Direction	Consistent			Comment
	Yes	No	N/A	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast			-	Not applicable.

6.2 Site-specific merit

6.2.1 Section C – environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The Planning Proposal's accompanying specialist studies have not identified any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the site's urban location. Mature vegetation within the site is not listed as critical habitat or threatened.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A detailed assessment of the environmental effects as a result of this proposal is identified in **Section 7.0**. Relevant management measures are identified where appropriate and, on this basis, no unacceptable impacts are likely to result from this rezoning request or future development on the site.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The economic and social impacts arising from rezoning request have been fully identified and addressed in this report and by the specialist reports assessed in **Section 7.0**. The planning proposal will contribute to a number of positive social and economic effects, including:

- Creation of new jobs on the site
- Provision of new primary, secondary and tertiary education facilities for the surrounding area
- Facilitating community uses on weekends and outside of school hours.

6.2.2 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The subject site is located in an existing legacy urban area and is well served by the full range of public utilities including electricity, telecommunications, water, sewer and stormwater. The proposal capitalises on its location close to major retail and residential density and its proximity to existing and planned major transport nodes.

6.2.3 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The proponent and the project team have consulted extensively with the City of Sydney Council primarily in formulating and refining this Planning Proposal. This has been summarised in **Section 0**.

Where necessary, further consultation with relevant authorities will be undertaken as required in accordance with the Gateway Determination. State and Commonwealth authorities will have the opportunity to provide comment on the planning proposal as part of its formal exhibition.

7.0 Environmental Assessment

7.1 Built form and urban design

The subject site is within a highly urban area undergoing significant urban renewal. This factor was an important consideration when determining and designing for an appropriate scale for the site. The site is bounded by several existing residential flat buildings between 4 and 5 storeys, which served to establish a baseline for the scale of the development. Equally important, however, is the future scale anticipated in the locality. The Woolworths Waterloo proposal (refer to **Section 3.3.1**) achieves a 27m or 7 storey height opposite the site to the east. More dramatically, the Dank Street South Precinct includes buildings of up to 20 storeys. This context is represented in **Figure 33**. In response to these diverse factors, an appropriate building envelope was shaped from within a 27m height plane.

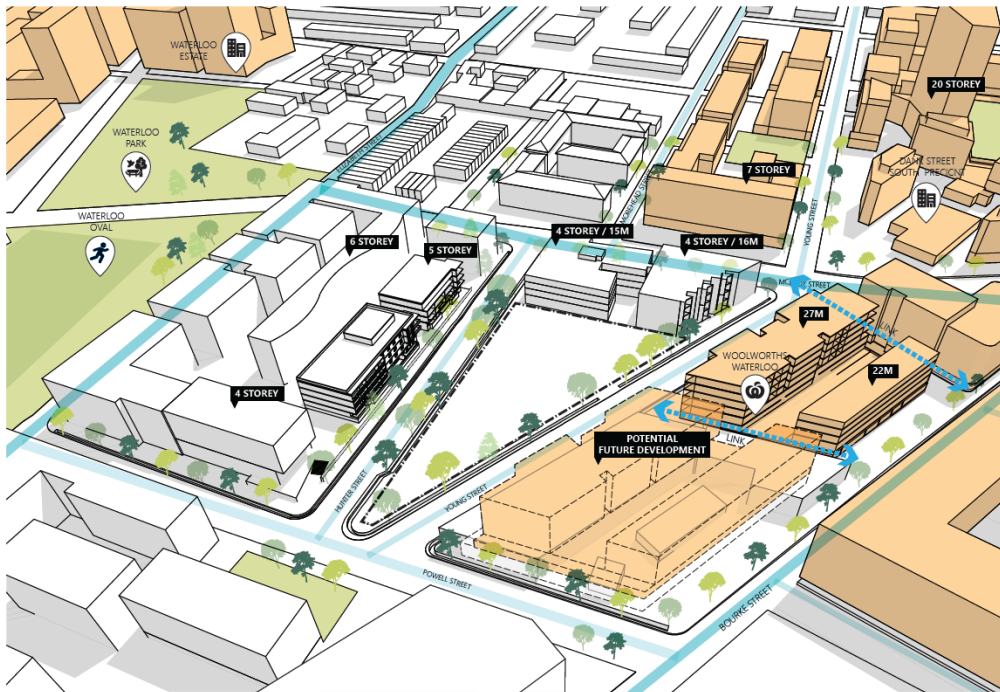


Figure 33 Surrounding built form context

Source: Plus Architecture

To appropriately scale the expression of the development to the existing residential buildings nearby, a podium expression of 4 storeys was adopted. These levels are expressed differently to the upper storeys. Further, setbacks at the northern extent of the building envelope were adopted to match the existing built form. These design moves are shown in **Figure 34**. Together, these successfully embed the proposal within the built form context and render it of its place in terms of scale.

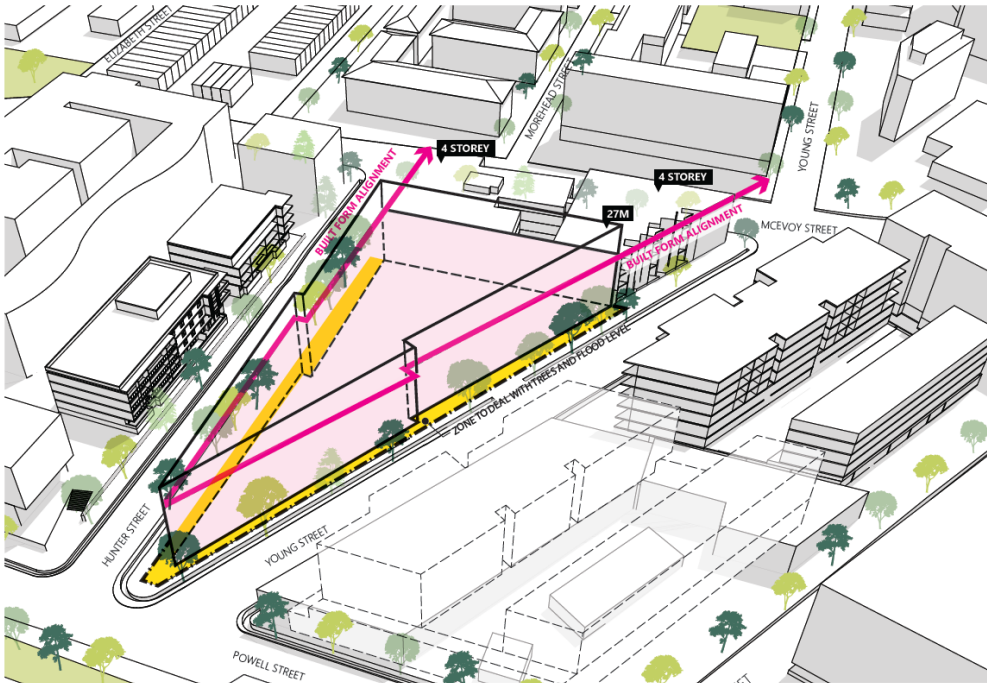


Figure 34 Setback and podium response diagram

Source: Plus Architecture

From these basic elements, the building envelope was further refined to respond to local conditions. Key articulations were introduced to create a more sympathetic built form to the context and to break up the perceived bulk of the structure. Indents to the east and west facade reduce the length of the street wall and enhance the human scale at the street. Additionally, the ground level is setback 1.5m to offer relief to the street and add a recessive articulation zone. These additions represent a more dynamic and responsive reflection of the existing and future character, and ameliorate potential negative outcomes for the streetscape. This is shown in **Figure 35**.

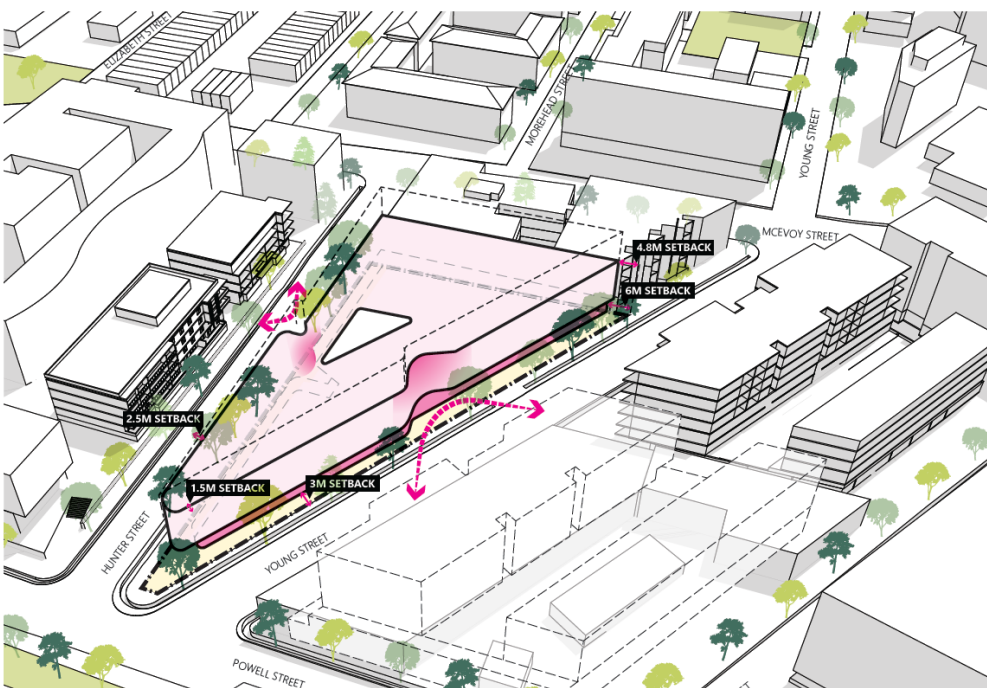


Figure 35 Envelope articulation diagram

Source: Plus Architecture

7.2 Environmental Amenity

7.2.1 Solar access and overshadowing

The future Woolworths development on Young Street features residential apartments. The proposed design ensures that there is no impact to that site achieving 2 hours of solar access to 70% of the apartments during winter. Similarly, if the site at 285-291 Young Street is redeveloped as a residential building, it will achieve 2 hours of solar access to 70% of the apartments during winter. An excerpt of the solar analysis completed is shown at **Figure 36** and included in full in **Appendix B**.

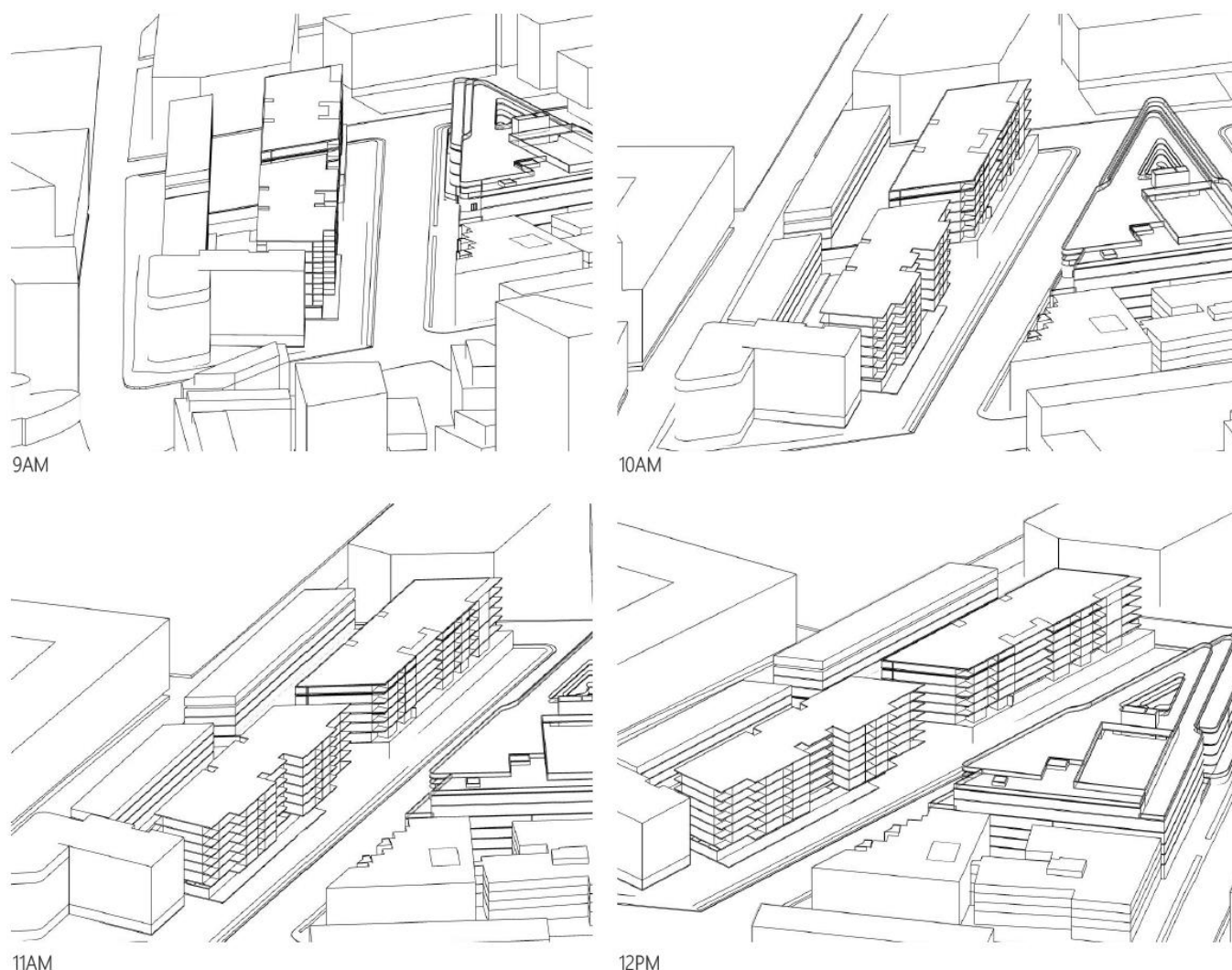


Figure 36 Young Street future development sun eye diagrams

Source: Plus Architecture

The existing developments along Hunter Street are residential apartment blocks. The proposed built form minimises additional overshadowing to the balconies of these residential blocks during the winter solstice. This is demonstrated in the additional shadow diagrams presented at **Figure 37**.

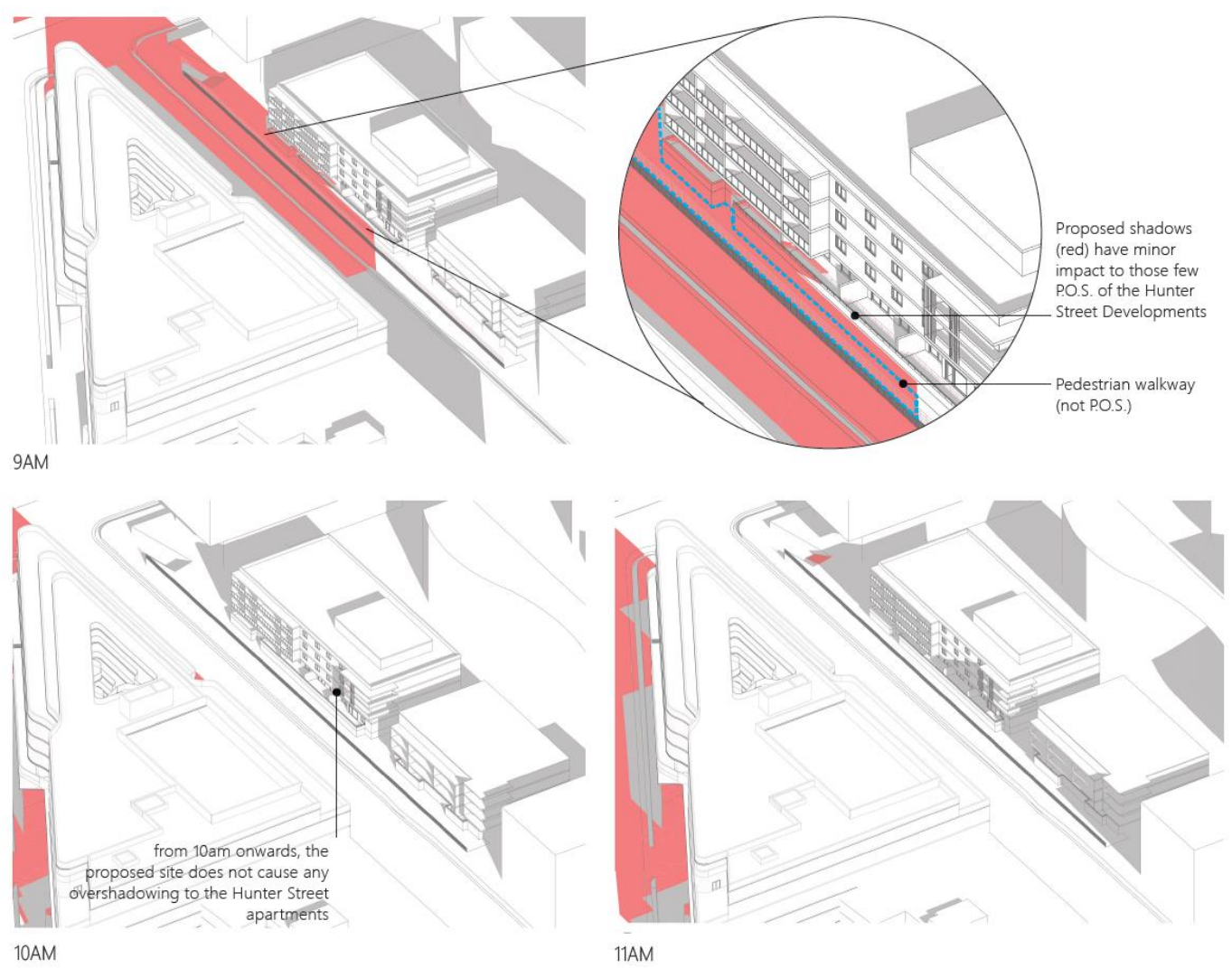


Figure 37 Hunter Street Apartments solar study

Source: Plus Archiitecture

Southern open space

Opposite the site to the south there is a small area of publicly accessible private open space. This has been given focus on account of the wider pool of potential visitors. By stepping back the building to minimise overshadowing, solar testing was able to demonstrate that the open space achieves a minimum of 4 hours of solar access to more than 85% of its area from 9am to 3pm on the winter solstice. This is substantially in exceedance of the 4 hour requirement of 50%. The combined results of the analysis completed is presented in **Figure 38**.

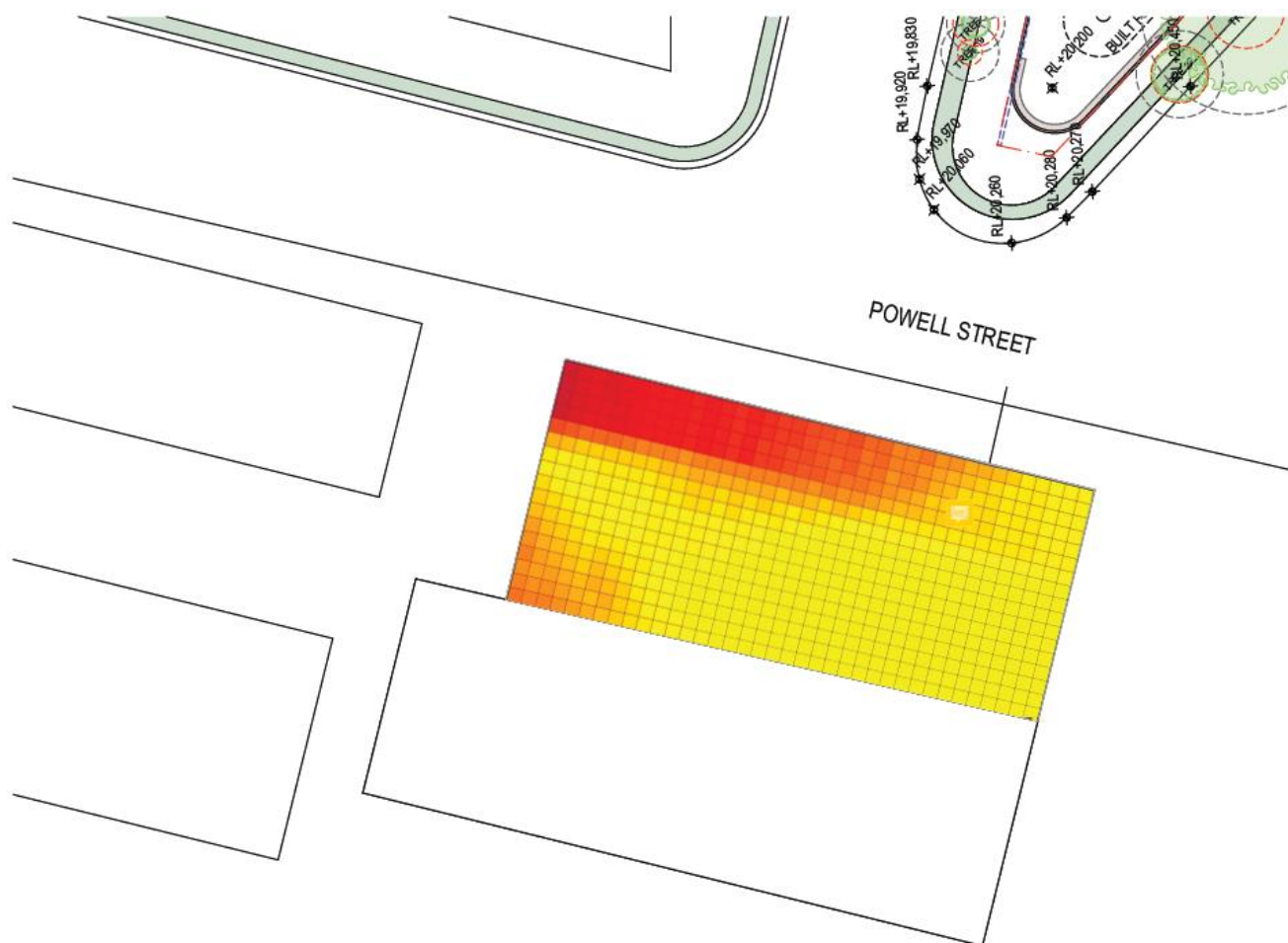


Figure 38 Consolidated solar study of southern open space

Source: Plus Architecture

7.3 Transport and Accessibility

A Transport Assessment has been prepared by JMT Consulting and is included at **Appendix G**. The assessment includes details of traffic modelling outputs, car parking and access arrangements for the proposal. JMT Consulting have also recommended a number of mitigation measures which are considered appropriate for the proposed development. A summary of the assessment and proposed mitigation measures are provided below.

7.3.1 Proposed Access Arrangements

The below describes the proposed traffic and pedestrian access arrangements for the proposal.

Vehicle access routes

The on-site car parking area accessed by Young Street (**Figure 39**). The proposal reduces the number of driveways on the site from six to one – providing a significantly improved environment for pedestrians and facilitating the introduction of additional on-street car parking spaces. The main driveway access point will be primarily for senior staff and service vehicles, with guardians utilising the designated drop off and pick up area for students along Young Street near the site. In addition, this area may only accommodate approximately 6 – 8 cars at any time. The bus drop off and pick up zone is located on Hunter Street fronting the site.

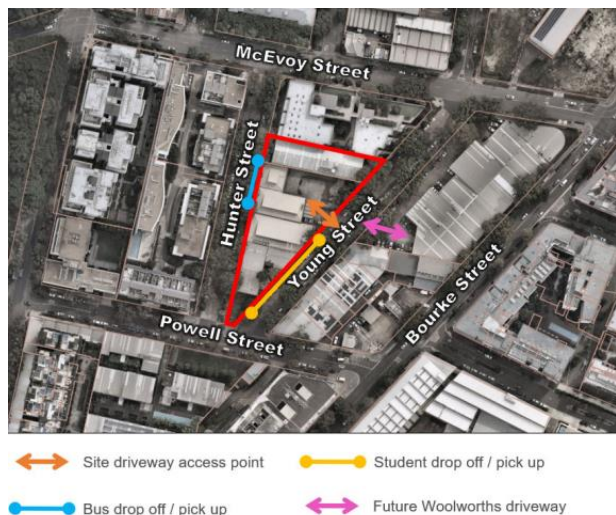


Figure 39 Proposed site access

Source: JMT Consulting

Pedestrian access

Pedestrians will be able to access the school through the main entrances on both Young and Hunter Street. The surrounding street network provides a variety of existing pedestrian crossing points at signalised intersections. Students arriving to the site from the west, north and east are generally well serviced by these crossing points with additional connectivity proposed as part of a through site link at 923-935 Bourke Street (**Figure 40**).



Figure 40 Existing and potential future pedestrian connections

Source: JMT Consulting

Pick-up and drop-off arrangement

School drop-off sessions will begin between 8 am and 8.30am, while pick will be at 3:00pm to 3.30pm in a staggered manner for primary and secondary age groups. Travel demand and vehicle trips for these periods have been calculated based on a best practice approach, which examined traffic survey outcomes from Inner Sydney High School, Sydney Secondary College, and Bourke Street Public School. The forecasted traffic movements are described in **Table 15**.

Table 15 Forecast traffic movements

Year Group	Car mode share	Student numbers	Car occupancy (students per car)	Students arriving / leaving in peak hour		Cars in peak hour	
				AM peak hour*	PM peak hour**	AM peak hour*	PM peak hour**
Year K-6	35%	250	93	75%	10%	41	5
Year 7-12	20%	550		75%	10%	52	7
Total						93	12

Source: JMT Consulting
 * AM road network peak hour 8am-9am
 ** PM road network peak hour 5pm – 6pm

An assessment has been conducted to assess the effectiveness of the proposed drop off / pick up area on Young Street to accommodate future demands. The current layout provides for approximately 6 vehicle drop off / pick up bays. A preliminary capacity assessment has been conducted to confirm the suitability of this provision, with relevant assumptions in **Table 16** below.

Table 16 Preliminary capacity assessment of drop off area

Consideration	Quantum
Number of vehicle arrivals in AM peak hour	93
% of arrivals within a 10 minute period	35%
Number of cars within a 10 minute period	33
Typical dwell time	60 seconds
Pick up / Drop off spaces required	4

Source: JMT Consulting

This preliminary assessment demonstrates that there will be sufficient capacity to accommodate all pick up and drop off within the identified kerbside area. A further assessment of the drop off and pick up zone will be provided as part of a detailed Development Application for the site.

7.3.2 Parking and Loading

On-street parking changes

The proposed development will provide additional on-street parking to Young Street and Hunter Street as a result of the proposed development reducing the number of driveways from six to one. For the purposes of the drop off/pick up zone on Young Street, parking will be reserved for the use of this zone on during allocated periods, whilst all other exclude times allowing for parking as is. Additionally, the bus zone indicated to be located on Hunter Street will also be reserved for the use of buses during allocated school hours, resulting in temporary changes to parking provision. This, however, is acceptable under the following considerations:

- The project will create opportunities for additional on-street parking along both Young Street and Hunter Street through the removal of existing driveway crossovers;
- The drop off / pick up zone and bus zones would only be in place for certain periods of the day, and outside of school hours and on weekends the general public will continue to be able to utilise these areas for on-street car parking; and
- The existing on-street parking is untimed and typically utilised by workers of the existing building. The on-street parking is not subject to any resident parking scheme or time restrictions relied upon by visitors to the area.

On-site car parking

As prescribed under the SLEP 2012, the purposes of educational facilities allow for the following car parking provision:

1 space for every 200 square metres of the gross floor area of the building used for those purposes

Furthermore, for the purposes of commercial component (film school), the proposed development would include a control of 1 space per 75m² maximum for the film school. In total, the guidance on the maximum number of car parking permitted under the SLEP 2012 is 231 spaces. The 60 basement car parking spaces proposed as part of the reference scheme are significantly below this quantity and meet the objectives of reducing car dependency and supporting the use of sustainable forms of transport to the site. The final car parking requirements and provision for the site will be determined at the development application stage of the project.

Loading and servicing

Service vehicles will be able to access an on-site loading dock via Young Street, with all trucks entering and exiting the site in a forward direction. The on-site loading dock is capable of accommodating a Medium Rigid Vehicle (MRV) which is suitable to accommodate the needs of the site based on the development yields

Bicycle parking and end of trip facilities

Source: JMT Consulting

The proposed school will cater for approximately 905 students and staff, comprising of 280 primary students, 520 secondary students and 105 staff members. Hours of operation will be 7:30am to 5:30pm, Monday through to Friday. An Operational Plan of Management for the school has been prepared and is provided at **Appendix L**. A breakdown of the schools operations is provided below.

A total of 4978m² of open space is provided in the proposed development, resulting in approximately 6.2m² per student. This allocation will be managed and monitored by delineating the infrastructure and students into three categories, Primary (Years K to 6), Middle (Years 7 to 10), and Senior (Years 11 to 12). In addition to active supervision, passive surveillance through line of sight from administrative offices will provide added management as well as swipe cards and CCTV camera monitoring systems, which will control access for students, staff, contractors, and visitors.

The proposed development does not meet the minimum requirements of 10m² of open space per student. However, as outlined by the *NSW School Infrastructure Education Facilities Standards and Guidelines* (EFSG), which allows vertical schools to employ innovative methods to reduce the lack of open space, the school will be designed with multipurpose spaces which can adaptively cater to changing needs, events or volumes of students. Alternatively, where greater open space is required, the school will utilise Turruwul Park (**Figure 42**) which is located within 10-minute bus trip. Additionally, the school will utilise the two hectares of open space that will be constructed into two playing fields as part of the Waterloo metro station in the proposed Main Park, which is a 10-minute walk from the school (**Figure 42**).

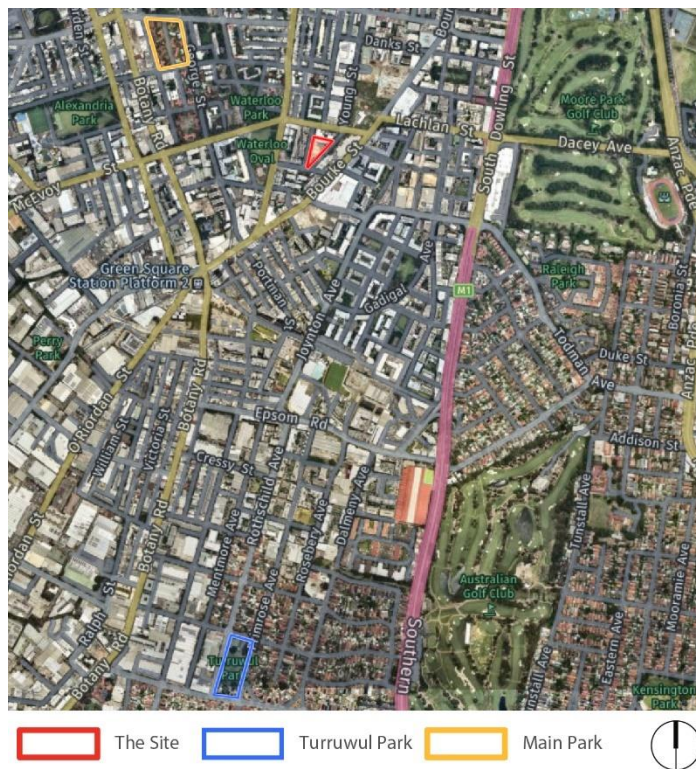


Figure 42 Proximity to Open Space

Source: Nearmap and Ethos Urban

7.4.3 Logistics of safely transporting students to and from the school

Transportation for the purpose of excursions will be specified either by walking, public transport or both. The three school aged groups (primary, middle and senior) will adhere to the Excursions Policy which will be developed to follow the *NSW Government Road Safety Education Program*. Transportation if the form of walking will adhere to the guidelines for students to and from school, which will ensure such measures including route, pedestrian education and safety, adequate assembly provision, numbers monitoring, and risks assessments are all undertaken.

Transportation via any form of public transportation, including bus, train, and metro, will adhere to the relevant legislation, guidelines, and school's Excursions Policy. Following the school's Excursion Policy, buses will be loaded and unloaded on Hunter Street, while the nearest train station is a 10-minute walk to Green Square Station at O'Riordan Street and Botany Road. The nearest Metro station is also a 10-minute walk to Waterloo Station at Cope Street and Botany Road.

7.4.4 Clarification of usage of the undercroft area at the ground level

The undercroft area is a multipurpose area that will be used as a student-holding area during drop-off and pick-up for guardians. Primary and secondary schools will have staggered start and end times to ease drop off and pickup volume on the surround road network per the following schedule:

- Primary school drop-off session will start at 8.30am whilst pick will be at 3:00pm.
- Secondary school drop-off session will start at 8.00am whilst pick up will be at 3.30pm.

The undercroft area will be actively supervised and monitored during these periods.

7.4.5 Operational transport management including details of pick up and drop off

Provisions to manage and mitigate the impact of traffic generation during bus and vehicle pick up and drop off have been incorporated. This includes provisions such as:

- Providing safe pedestrian movements of students, staff, parents and visitors from the community and train and Metro stations.
- Limiting delivery of school supplies and materials between 9.30am and 2.30pm on school days.
- Limiting basement parking to executive staff members.
- Excluding students from driving to and from school.
- Distribution of Opal cars to encourage public transportation usage.

Bus drop-off and pick up will occur on Hunter Street, while the vehicle drop off will occur on Young Street (**Figure 43 and Figure 44**). The school Bus Zone will be established on Hunter Street for pick-up and drop-off times from 8:00 am to 9:00 am and from 3:00 pm to 4:00 pm.

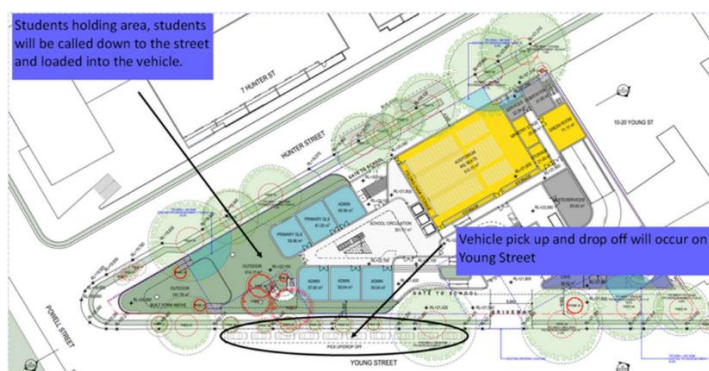


Figure 43 Vehicle drop off and pick up

Source: Ethos Urban

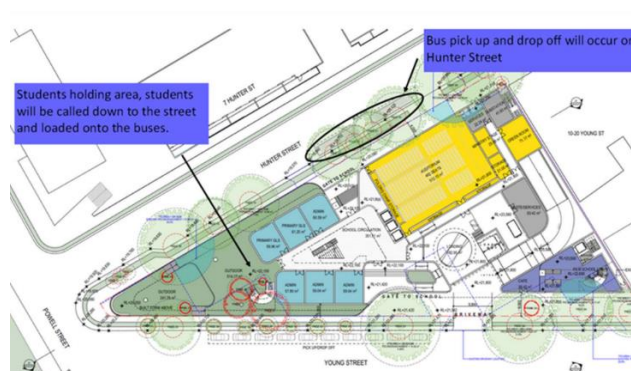


Figure 44 Bus drop off and pick up

Source: Ethos Urban

Refer to **Appendix G** for detailed information on all provisions regarding school drop off and pickup in addition to forecast modelling by JMT Consulting.

7.4.6 Preliminary details of evacuation plan

The identification and management of risks have been planned and outlined in the event of emergencies. This has been formulated in accordance with the *Work Health and Safety Regulation 2017 under an Emergency Management Plan (EMP)*. The designated EMP will include:

- Preparedness, prevention, response and recovery strategies.
- Agreed staff emergency management roles and responsibilities.
- A site-specific risk assessment.

Emergency response procedures are also included in the case of an emergency, in which the school will activate one or a combination of the following five core emergency procedures:

- On-site evacuation (relocation) such as a fire, gas leak, or other hazards (**Figure 45**).
- Off-site evacuation in the event of a bomb threat, fire, spill, and flood (**Figure 47**).
- Lock-down in cases such as hazardous smoke, severe weather events or sensitive police operations.
- Lock-out in the event of a gas leak.
- Shelter-in-place during severe weather events or intruder threats (**Figure 46**).

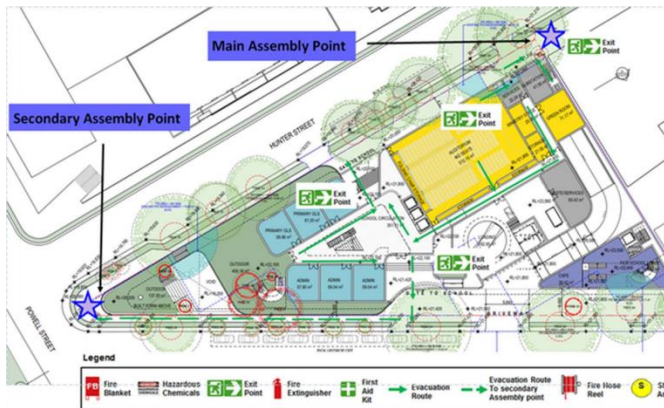


Figure 45 On-site evacuation Assembly Points

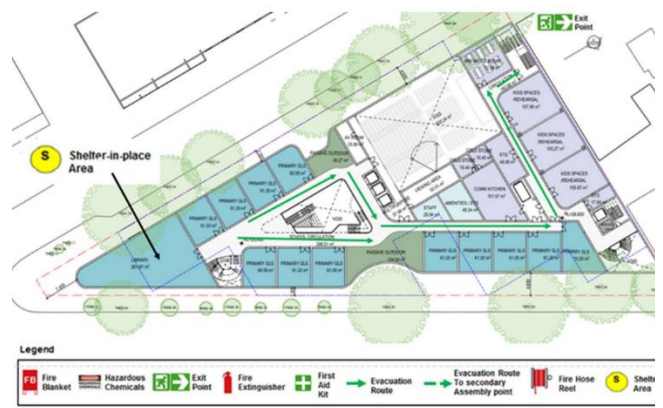


Figure 46 Shelter in Place Points (Levels 1-3)

Source: Ethos Urban



Figure 47 Off-site evacuation Assembly Points

Source: Nearmap and Ethos Urban

7.4.7 Flood emergency response plan

Annual Exceedance Probability (AEP) is considered acceptable for risk levels associated with a 20%, 5 % and 1% AEP flood event. In most cases, the school can be evacuated to an off-site emergency evacuation point, with the exception of 1% and Possible Maximum Flood (PMF). The primary refuge/emergency assembly points for floods on the school campus are depicted in **Figure 48**.

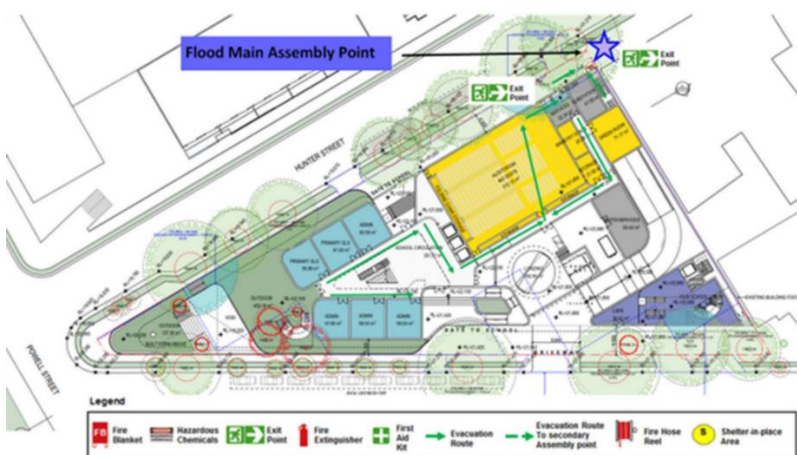


Figure 48 Refuge/Emergency Assembly Points For Flood Events

Source: Ethos Urban

The school is capable of complying with the *Education and Care Services National Law Act 2010*, Education and Care Services National Regulations and the National Quality Framework standards and that assessment of compliance will be undertaken at the SSDA stage.

7.5 Social Infrastructure

Ethos Urban were commissioned to undertake research to demonstrate the need for schools in the area and to provide analysis regarding the relevant social infrastructure that the school may provide or require use of.

The site is in the inner Sydney suburb of Waterloo. The site is only a 10-minute walk to Green Square which the City of Sydney anticipates will accommodate 63,000 people, 21,000 new homes, and around 21,000 jobs. The site is also well connected to the CBD: 20-minutes by bike, 18-minutes by car, or 25-minutes by bus.

Despite this expected growth and connectivity, the proponent has identified a significant lack of planned school infrastructure in the area, particularly secondary schools.

The Social Infrastructure Report prepared demonstrates the need for schools in the area and provides analysis regarding the relevant social infrastructure. It includes: analysis of the population and demographic characteristics of the school catchment area, focusing on forecasted growth of school age children; a review of existing and planned schools in the catchment area (both primary and secondary schools); a review of the available relevant social infrastructure in the surrounding area including passive open space (includes play space), indoor and outdoor recreation space and artistic and performance spaces; a review the open space needs for the proposed school development; analysis of case study research into provision of open space for inner-city vertical school developments; and opportunities to support the needs of the school users while balancing the needs of the local community for social infrastructure.

The report concludes that the proposal for a vertical school at the site 242-258 Young Street, Waterloo responds to an identified demand for schools in this area. A review of the population catchment of the site shows that there is significant population growth projected for school age children. There is also a gap in existing or planned private schools in the area, with a projected rate of 9 private school places per 100 school aged children in the Waterloo catchment area in 2031, compared to 114 places per 100 school aged children in the North Sydney region.

From a review of other vertical schools across NSW and interstate, it was found that rarely are these schools able to achieve the NSW Department of Education's open space guideline of 10m² per pupil. The average open space per student (of the examples where information was available) was 5.65m², ranging from 4.4m² to 7.2m² per student. The proposed provision of 6.2m² per student of open space for the proposed school is above the average identified through the case studies.

The case studies also show that a combination of innovative solutions to open space provision, alongside shared use arrangements with local government or other landowners can be successful in meeting the recreational needs of students.

7.6 Arboriculture

An Arboricultural Impact Assessment (AIA) has been prepared by Arborsaw and is provided at **Appendix M**. The report provides a detailed inspection, assessment and analysis of impacts on existing tree species within and surrounding the Proposal Site. Additionally, a letter of response to correspondence received from Council officers is included at **Appendix S**.

7.6.1 Methodology

The following documents and guidelines have been adopted to guide the arboricultural impact assessment:

- Australian Standard 4970: 2009 *Protection of trees on development site* – Tree Protection Zone and Structural Root Zone.
- IACA Significance of a Tree, Assessment Rating System (STARS) (IACA 2010) – retention value method.
- City of Sydney Street Tree Master Plan, Part D Technical Guidelines (2015) – street tree protection.

Refer to **Appendix M** for further details on specific methodology and criteria of above documents and guidelines.

7.6.2 Existing Environment

The site inspection undertaken by Arborsaw on 23 June 2022 have assessed 33 trees, comprising of:

- Nine (9) High (A) Retention Value Trees – high landscape significance, of good condition and have long life expectancies of 40+ years.
- 13 Medium (B) Retention Value Trees – fair or better health and structure and have life expectancies of 15+ years.
- Ten (10) Low (C) Retention Value Trees – considered constraints on development due to reduced health or condition, short life expectations, low landscape significance, or are easily replaceable due to small size.

- One (1) (R) Remove Tree.

A plan indicating the location of assessed trees is provided in **Figure 49**.

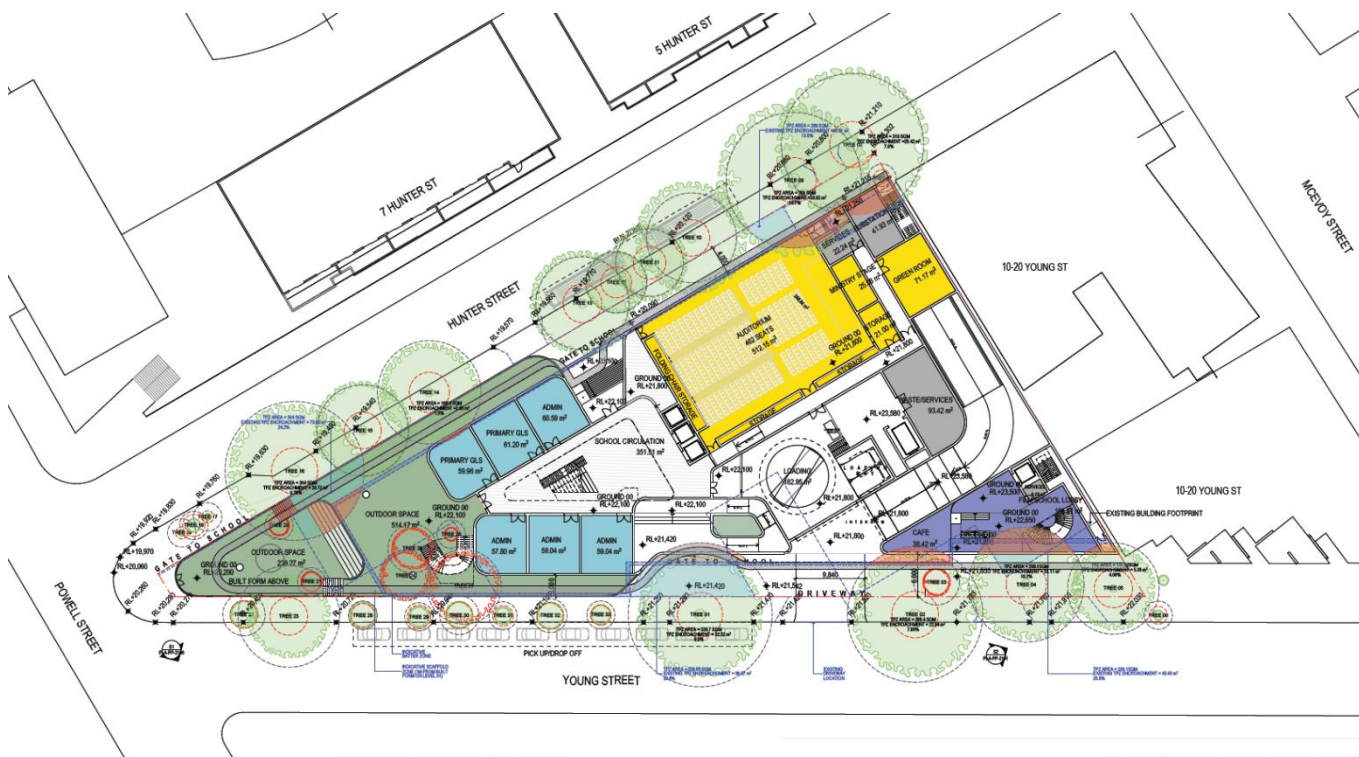


Figure 49 Building Envelope and Existing Tree Overlay

Source: Arborsaw

7.6.3 Arboricultural Impact

Tree Removal

The construction of the proposed development layout would result in the removal of seven (7) trees (7, 20, 21, 24, 25, 26, 27) as part of development facilitation. All seven (7) trees subject to removal are trees of Low Retention Value and within the proposed development footprint. These trees will not warrant further design and layout change for tree incorporation due to their Low Retention Value.

Tree Retention

The proposal includes the retention of 25 trees (1, 2, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 28, 29, 30, 31, 32, 33).

The on-site trees (5 and 6) are able to be retained due to the reduced building envelope as part of the Proposal.

The other 23 trees are located on Council land surrounding the site, which will be subject to the protection from works under the *City of Sydney Street Tree Master Plan, Part D Technical Guidelines*. The guideline provides advice pertaining to staff training and induction, trunk protection, trenching and excavation near trees, pruning, kerb removal adjacent to trees, tree protection signage, stockpiling and storage of materials, and damage to trees to be retained, as part of protection measures from proposed development impact for existing street trees.

Canopy Pruning

Canopy pruning is proposed on several trees to accommodate the building envelope. Canopy pruning will provide space for 1m wide scaffolding with minimal clearance to permit the scaffold only. Once removed, the 1m gap for the scaffold will provide an appropriate gap between branches and the new building. Pruning for scaffold will be minimised as far as practical, and the scaffolding will be designed to avoid branches and tying back branches. Where pruning is unavoidable it must will be in accordance with AS 4373.

A plan illustrating tree management measures is provided in **Figure 50**.

7.7 Noise and vibration

A Noise Impact Assessment (NIA) has been prepared by ADP Consulting and provided at **Appendix L**. The report provides a preliminary environmental noise impact assessment which identifies relevant noise emissions criteria by the Proposal during both the construction and operational stages.

7.7.1 Noise Sensitive Receivers

The nearest or most affected point of each receiver zone, as related to potential noise intrusion, from the Site are listed in **Table 17** and illustrated in **Figure 51**.



Figure 51 Noise Sensitive Receivers

Source: ADP Consulting

Table 17 Noise Sensitive Receivers

Receiver	Address	Receiver Description
R1	10-20 McEvoy Street	An existing 4-story mixed-use development attached to the north of the Site.
R2	Hunter Street	An existing 4-storey mixed-use development to the west.
R3	3 Hunter Street	A 7-storey residential apartment development on top of a podium.
R4	11 Hunter Street	A 5-storey mixed-use development to the south-west.
R5	Opposite Powell Street	Single-storey commercial receivers to the south-west.

Receiver	Address	Receiver Description
R6	834-836 Elizabeth Street	A 5-storey residential apartment building on top of a podium, located to the south-west of the site.
R7	4 Powell Street	Existing 4-storey residential apartment buildings to the south.
R8	2-24 Powell Street	A 7-storey mixed-use development to the south.
R9	Opposite Powell Street	A passive recreation park to the south.
R10	Opposite Powell Street	A commercial receiver (café) to the south.
R11	Opposite Powell Street	A 5-storey commercial receiver to the south-east.
R12	Opposite Young Street	Existing single-storey commercial tenancies to the east.
R13	923-935 Bourke Street	Existing commercial tenancies to the east. *The site has a planning proposal approved for changes to enable a mixed-use development on the site that includes residential, commercial and retail uses, with a below ground supermarket.
R14	xx Bourke Street	A multi-level mixed-use development, approximately 150m east of the Site.
R15	Opposite McEvoy Street	Proposed new mixed-use development to the north of the site.
R16	Danks Street	Danks Street South residential masterplan proposal, including multiple residential buildings, retail, open space, and a central building of 20 levels.

Source: ADP Consulting

7.7.2 Noise Monitoring

Long-term unattended and attended noise monitoring will be conducted at the DA stage to evaluate the acoustic environment around the Proposal.

7.7.3 Noise Assessment Methodology and Criteria

The following documents and guidelines have been adopted to guide acoustics assessment:

- Draft Operational management plan dated 9 November 2023, Revision 1 and prepared by Bruce Litchfield – Amina Project Management.
- General Floor Plans with job number 20621 provided by Plus Architecture.
- Council of the City of Sydney Development Control Plan (DCP) 2012.
- Association of Australasian Acoustical Consultants' (AAAC) Guideline for Educational Facilities, version 2.0, dated September 2018 (GEF).
- Education Facilities Standards & Guidelines – NSW Department of Education.
- AS/NZS 2107:2016 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors (AS/NZS 2107).
- NSW EPA's Noise Policy for Industry, dated October 2017 (NPfI).
- Department of Environment & Climate Change NSW - Interim Construction Noise Guideline.

Noise criteria of the above documents and guidelines are detailed in **Appendix L**.

7.7.4 Noise Intrusion Assessment

The compliance with internal noise level criteria for the Proposal will be ensured with long-term unattended noise logging and attended noise measurements. Treatment recommendations will be provided at DA stage to the following elements:

- Minimum glazing requirements.
- External wall construction.
- Roof/ceiling construction.

7.7.5 Noise Emission Assessment

The Draft Operational Management Plan prepared by Amina Project Management identifies the following information for the operation of the proposed development:

- The total capacity of the proposed educational development will be 800 students.
- The hours of operation will be between 7:30am to 5:30pm.
- Bus drop-off and pick up will occur on Hunter Street.
- Vehicle drop off/ pick up will occur on Young Street.
- All drop off/ pick up will be conducted during day-time period (7am – 6pm).

A detailed noise emission assessment will be conducted at the DA stage to ensure the Proposal's compliance with the identified noise emission criteria.

7.7.6 Typical Acoustic Treatments

ADP Consulting provides a list of typical acoustic treatments for the mitigation of acoustic impact at all nearest noise sensitive receivers. The typical acoustic treatments are outlined in **Table 18**.

Table 18 Typical Acoustic Treatments

Noise Type	Acoustic Treatment
Mechanical Noise	<ul style="list-style-type: none">• Selection of quieter units with the capability of reduced duty and noise output if required.• Installation of acoustic barriers or acoustic louvres.
Outdoor Areas	<ul style="list-style-type: none">• Management of number of students allowed outdoors at any one time.• Maximum allowable noise level from reinforced sound systems.• Barriers (if required).• Absorptive materials on areas such as walls and under soffits.
Café	<ul style="list-style-type: none">• Maximum number of people allowed outdoors (if outdoor sitting is proposed).• Hours of operation.• Maximum allowable noise level from reinforced sound systems.
Specialist Areas, Carpentry Room, Rehearsal Rooms	<ul style="list-style-type: none">• Allowable hours of operation.• Quieter equipment where possible.• Treatment of room envelope to ensure a high transmission loss value of all elements where noise can escape from.• Highly acoustic absorptive materials on room surfaces.
Traffic Noise, Drop-Offs/Pick-Ups, Loading Dock	<ul style="list-style-type: none">• Management of peak 1-hour movements.• Barriers, if required.
Basketball Court	<p>A Basketball Court is proposed to be located on Level 05 of the proposed development (RL +41,100). The basketball court is proposed to have walls around its perimeter, and open roof. A detailed noise emission assessment should be undertaken at DA Stage. Potential noise issues are associated with noise breaking from the open rooftop to the upper levels of the proposed 20-level mixed-use development to the north. Typical acoustic treatments and management controls for the basketball court include:</p> <ul style="list-style-type: none">• Management of maximum capacity and hours of operation.• Treatment of Basketball Court floor.• Wall construction recommendations for the walls surrounding the court.

Noise Type	Acoustic Treatment
	<ul style="list-style-type: none"> • If required, construction of awnings or roof with skylights.
Construction	<p>As part of the DA Stage, a Construction Noise & Vibration Management Plan (CNVMP) will most likely be required. Noise emissions will be assessed for each proposed construction stage based on the proposed equipment used in each stage and duration and a management report will be prepared in accordance with the NSW Interim Construction Noise Guideline.</p> <p>The CNVMP will:</p> <ul style="list-style-type: none"> • Identify sensitive land uses with the potential to be affected by noise from the construction. • Predict noise emissions from equipment associated with each stage of construction based on the proposed hours of construction. • Determine noise management levels at all receivers based on the long-term noise monitoring (described in Section 2). • Determine ground-born noise criteria for each receiver located in the proximity of the construction site. • Predict noise levels at all receivers and predict if there will be any exceedances. • Recommend best practice approach principles and specific noise control measures to be used during the demolition / construction period to ensure that the noise objectives are achieved where feasible and reasonably practicable, including timetabling of proposed activities. • Recommend community action initiatives such as prior notification for particularly noisy activities and the provision of a contact telephone number for people affected by demolition / construction noise to ask questions or complain. • Outline an action plan detailing how complaints, if received, will be dealt with. • Determine if vibration monitoring will be needed at specific areas to ensure vibration criteria are met during construction and prevent structural damage of other buildings.

Source: ADP Consulting

7.7.7 Conclusion

A preliminary noise impact assessment has been undertaken for the Proposal. Overall, ADP Consulting believes there are no site conditions, statutory or other requirements that would preclude this development from complying with noise criteria defined in the NIA.

7.8 Stormwater and flooding

A Flood Assessment has been conducted by wma water and is attached to **Appendix J**. The site is identified as being prone to flooding and is subject to flood-related development controls under the City of Sydney LEP, DCP, and Interim Floodplain Management Policy. The site is subject to 'mainstream' flooding and is classified as a 'school' under the Flood Planning Level (FPL). The proposed floor levels meet the City of Sydney's Interim Floodplain Management, which encompasses school floor levels being 0.5 m above the 1% AEP flood level and basement car parking being protected to the PMF level. **Figure 52 to Figure 55** illustrates the flood likelihood from 20% to 1% AEP Event in addition to a PMF. As such as the proposed development has been assessed against the requirements and found to not have an adverse impact on flood levels for surrounding properties and would not change the flood hazard on the surrounding roads up to and including the 1% AEP event.

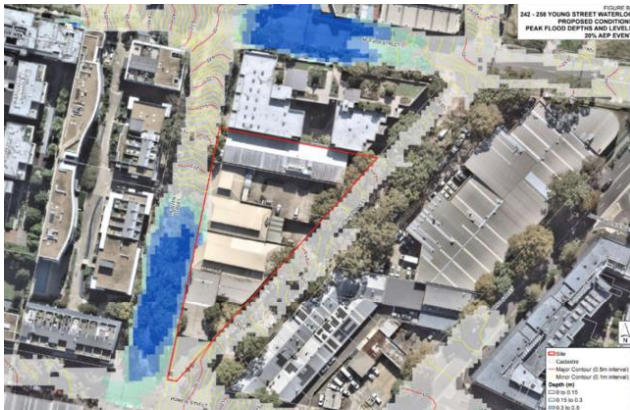


Figure 52 20% AEP Event

Source: WMA Water

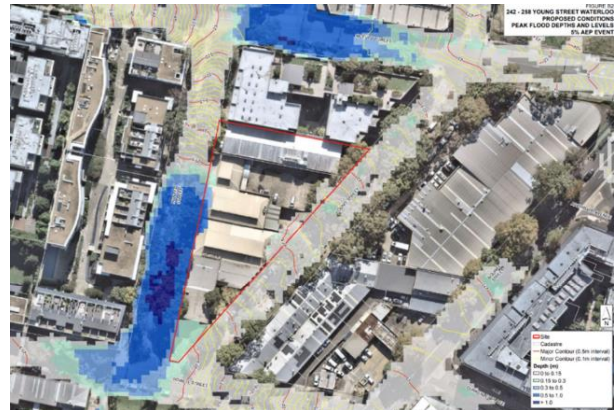


Figure 53 5% AEP Event

Source: WMA Water

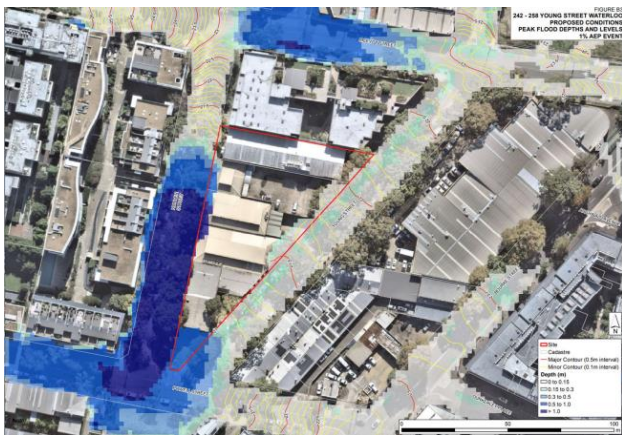


Figure 54 1% AEP Event

Source: WMA Water

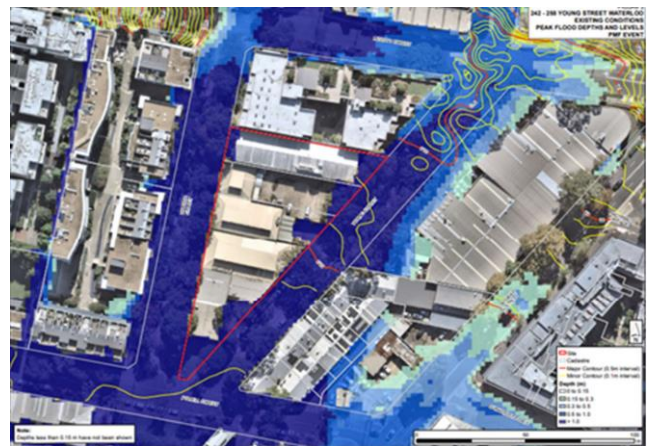


Figure 55 PMF Event

Source: WMA Water

In addition, the Flood Emergency Plan for the school's flood emergency response is provided in **Appendix I** and **Section 7.4.7**. These outline the necessary measures for responding to floods that may occur in this area within two hours. Given the likelihood of the site being inaccessible during a PMF event, the first, second and third floors' libraries will become the primary refuge/ shelter in place.

7.9 Contamination

This application is supported by a Detailed Site Investigation (DSI) completed as part of a past (now defunct) development concept in 2018. It is attached at **Appendix N**. Further reporting will be prepared as appropriate at the DA stage. The DSI included the following findings:

- The site was free of statutory notices issued by the EPA/DECC
- SafeWork NSW records confirming the historical presence of USTs at the site
- Groundwater was encountered during monitoring at depths ranging from 2.60 to 3.29 metres
- Soil samples identified the following contaminants in select locations:
 - Nickel
 - Zinc
 - Carcinogenic PSHs, F2 and F3
 - Copper
 - Lead
- Groundwater samples also recorded copper and zinc concentrations above the adopted investigation levels

In light of the above findings, the report concludes and recommends that:

- Widespread contamination is not present at the site
- The site can be remediated to a standard suitable for the proposed development

- A Hazardous Materials Survey (HMS) of current site structures is conducted prior to demolition
- An Additional Site Investigation (ASI) should be conducted to close remaining data gaps
- A Remedial Action Plan (RAP) should be prepared prior to the commencement of works

These recommendations are able to be satisfied at the DA stage.

7.10 Sustainability

The proposal seeks to prioritise ecologically sustainable design principles throughout the project. Accordingly, an ESD report has been prepared to detail the ESD provisions for the development and is made available at **Appendix P**. The proposed measures demonstrate a commitment to environmental sustainability.

The development will achieve sustainability targets through an integrated and staged approach that minimizes energy consumption via passive measures, optimizes consumption through energy efficiency, and uses renewable resources where required. The development will meet and outperform the following regulatory sustainability requirements:

- NCC Section J – Energy Efficiency
- State Environmental Planning Policy (Sustainable Buildings) 2022.

The project is also targeting the following through detailed design:

- Green Star Buildings Tool – Green Building Council of Australia. 5 Star Design Aspiration.
- NABERS – 4 Star NABERS tool for Schools (to be released in 2024)

A full list of proposed measures are included at **Appendix P**.

7.11 Geotechnical and Acid Sulfate Soils

A Geotechnical Assessment has been conducted by Alliance geotechnical & environmental solutions and is attached at **Appendix O**. Additionally, an Acid Sulfate Soils Assessment is made available at **Appendix U**. A previous investigation was carried out on the site in 2018 by EI Australia, including the drilling of 10 boreholes across the site (see **Figure 56**) Further to this Alliance undertook additional testing at four nominated locations based on access constraints (see **Figure 56**).

The findings noted that bedrock was generally encountered at 7-8m depth below ground level and comprises Hawkesbury Sandstone. The encountered bedrock was predominantly highly weathered, very low strength sandstone, overlying moderately weathered, low to medium strength sandstone. It is recommended that the peak particle velocity during the demolition, excavation, and construction should be limited to 5mm/s (AS2187.2 - 1993 Appendix J) which is expected to be achieved provided that low impact rock-breaking equipment is used.

Based on the proposed architectural plans, the walls of the basement level are set at the property boundaries. Given the proximity of the site boundaries to the adjacent building and roads, Alliance have recommended that the excavation be supported by a permanent shoring wall. Batter slopes are not considered, given the site constrains along with temporary shoring options.

Furthermore, it is recommended to construct the piles using Continuous Flight Auger (CFA) techniques, due to the presences of groundwater and sandy soils. Notably, should the shoring piles be used to support elements of the structure above, then the pile socket would be extended to provide sufficient pile capacity. The permanent retaining wall should be designed in accordance with AS 4678 Earth Retaining Structures. Where some lateral movement is acceptable, an 'active' lateral earth pressure coefficient (K_a) is recommended.

Regarding foundation parameters, it is recommended that all foundations are founded on the same stratum to minimise the risk of differential settlement. It is also recommended that if shallow footing are design for Class III sandstone, then spoon testing should be undertaken on 1/3 of the footings to ensure allowable seams and defect spacing is achieved.

Alliance have also provided recommendations for basement construction and dewatering, due to the water level depth existing below the ground levels by 2.60m to 3.29m. As such it is anticipated that the rate of groundwater inflow will be relatively high. As a result, it is recommended that the basement be tanked, and the basement slab and walls be designed for a groundwater level of RL 18.1. Alliance have also recommended that additional rising head or slug testing be carried out to assess the hydraulic conductivity of the marine sands or better inform the tanked basement design.



Figure 56 Borehole locations

Source: Alliance Geotechnical

8.0 Conclusion

Ethos Urban has prepared this Planning Proposal on behalf of Sustainable Development Group Ltd (SDG).

The Planning Proposal is intended to support the delivery of a new K-12 independent school – comprising 280 primary school students and 520 secondary school students. The proposal will include a multi-purpose hall and community space. The proposal will additionally reaccommodate the existing film school (Sydney Film School) within contemporary high-quality facilities.

A planning proposal is justified for the following reasons:

- The proposal is **consistent with the objects of the EP&A Act**, in that it promotes the orderly and economic use and development of land;
- The proposal is **consistent with the strategic planning framework for the site**;
- The proposal is **consistent with the applicable SEPPs and Ministerial Directions**.

The development concept which the planning proposal aims to:

- **Provide necessary Social Infrastructure to support local growth:** Significant growth is projected in the school aged population (5-17) to 2031 in the Waterloo area – representing a 76% increase from 2021 (3811) to 2031 (6701). The Planning Proposal is accompanied by technical reports, including Social Infrastructure Review, which highlight that a review of the population catchment of the site shows that there is significant population growth projected for school age children. The Planning Proposal responds to an identified demand for schools in this area – providing schooling capacity to accommodate the future population growth within the City of Sydney Local Government Area (LGA) and relieving enrolment pressures from surrounding high schools exceeding student capacity.
- **Respond to an existing deficiency in school place supply and choice:** Currently, there are significantly fewer independent school places in the Waterloo area compared to comparable catchments. There is a gap in existing or planned independent schools in the area, with a projected rate of 9 private school places per 100 school aged children in the Waterloo catchment area in 2031. For comparison, 114 private school places per 100 school aged children are available in the North Sydney region. The Planning Proposal will support diversity of educational choice.
- **Deliver comprehensive and holistic redevelopment for long-term benefit:** The two existing landowners have a long-term interest in the site, and local community. Sustainable Development Group Ltd (SDG) are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. SDG have worked to support the two existing long-term landowners in realising their vision for the site while capitalising on the benefits of redeveloping both sites comprehensively. The existing landowners have elected to pursue a long-term ownership strategy – in lieu of a short-term highest and best use site land disposal strategy.
- **Deliver a contemporary Education Hub with co-location and all-through school benefits:** Co-location of the independent K-12 school, and Sydney Film School will create a unique education hub and opportunities. The K-12 school, and film school would both benefit from co-location. There would be potential for the school to benefit from the media focus of the film school – which is currently not offered anywhere else at high school level. The K-12 education model will also allow students to complete their primary and secondary education pathway on the same site, minimising disruption to regular routines.
- **Capitalise on a sustainable location:** The site at 242-258 Young Street, Waterloo is well-suited for a school – the site is close to public transport, including 750m to both Green Square Station and Waterloo Metro Station. The layout and character of the site is well suited to support a school – including two frontages with each street having specific characteristics that would support a school. The Planning Proposal would positively redress the extent of current inactive blank frontages – leading to potentially improved perceptions of safety associated with activation of the site associated with the school design.
- **Support good quality design:** The Planning Proposal seeks to deliver a high-quality flexible learning and teaching environments in a contemporary purpose-built space. It is noted that the NSW Department of Education (DoE) promotes flexible learning spaces to support personalised teaching and learning. Creating student-centred learning environments can have positive impacts on social and emotional wellbeing, inclusivity, and physical comfort of students.
- **Ensure timely delivery to support growth:** Sustainable Development Group Ltd are expert in facilitating the delivery of sustainable social infrastructure schemes rooted in their local communities. Subject to planning, the school could be operational by the start of the 2028 or 2029 school year.

To this end, SDC's concept for the site is focused on delivering a high quality and ecologically sustainable development, to drive significant positive outcomes within South Sydney. The development will provide a significant new piece of social and educational infrastructure, delivering a new school with permanent teaching space to accommodate 800 students. The provision of new educational facilities will support and strengthen the availability of educational facilities in the region.

Accordingly, considering the proposal and the overall strategic nature of the site and justification provided in addressing planning issues, the Planning Proposal is considered to have sufficient strategic merit to support the proposed educational facility. This Planning Proposal also demonstrates that the proposed land uses, and density sought can be appropriately accommodated on the site in an attractive urban form maximises activity, improves social and economic outcomes and enhances vibrancy, whilst minimising amenity impacts of surrounding residential receivers. This supports the site-specific merit of the Planning Proposal.

In light of the above, we would have no hesitation in recommending that a planning proposal be prepared, endorsed and proceed through to gateway assessment and public exhibition.