

Planning Proposal – 242-258 Young Street, Waterloo



Contents

1. Background	4
2. Existing planning controls	9
3. Objectives and intended outcomes	13
4. Explanation of provisions	14
5. Justification	16
6. Mapping	42
7. Community consultation	43
8. Project timeline	44

Table of figures

Figure 1. Site identification: 242-258 Young Street, Waterloo outlined in red line. Source Ethos Urban	5
Figure 2. Site Context. Source Ethos Urban Source: Plus Architecture Urban Design Report	6
Figure 3. Street views of 242-258 Young Street site and surrounding area.	8
Figure 4. Land Zoning Map Sydney LEP 2012	11
Figure 5. Building Height Map Sydney LEP 2012	11
Figure 6. Floor Space Ratio Map Sydney LEP 2012	12
Figure 7. Heritage Map Sydney LEP 2012	12
Figure 8. Indicative ground floor plan. Source: Plus Architecture Urban Design Report	17
Figure 9. Indicative typical floor plan. Source: Plus Architecture Urban Design Report	18
Figure 10. Indicative floor plan level 4. Source: Plus Architecture Urban Design Report	18
Figure 11. Indicative building envelope. Source Plus Architecture Landscape Plans	19
Figure 12. Indicative development concept – view looking north from Hunter Street. Source: Plus Architecture Urban Design Report	19
Figure 13. Indicative development concept – view looking south from Hunter Street. Source: Plus Architecture Urban Design Report	20
Figure 14. Indicative development concept – view looking north from Young Street. Source: Plus Architecture Urban Design Report	20
Figure 15. Indicative development concept – view looking south from Young Street Source: Plus Architecture Urban Design Report	21
Figure 16. Young Street elevation. Source: Plus Architecture Urban Design Report	21

Planning Proposal – 242-258 Young Street, Waterloo

Figure 17. Hunter Street elevation. Source: Plus Architecture Urban Design Report	21
Figure 18. North-south cross section of indicative building envelope. Source: Plus Architecture Urban Design Report	22
Figure 19. West-east cross section of indicative building envelope. Source: Plus Architecture Urban Design Report	22
Figure 20. West-east cross section of indicative building envelope. Source: Plus Architecture Urban Design Report	22
Table 2: Consistency with State Environmental Planning Policies	25
Table 3: Consistency with Ministerial Directions	26
Figure 21. Solar study of southern open space. Source: Ethos Urban Planning Justification Report	37
Figure 22. Existing Hunter Street apartments. Source: Plus Architecture Urban Design Report	36
Figure 23. Tree removal/retention map. Source: City of Sydney	39

1. Background

1.1. Introduction

The City of Sydney (the City) has prepared this Planning Proposal: 242-258 Young Street Waterloo (this planning proposal) in response to a request from the proponent, Sustainable Development Group Ltd (SDG), to prepare a planning proposal for the site.

This planning proposal is to enable development on the site for:

- an independent primary and secondary school for 800 students in a 10,609sqm building, including associated auditorium and outdoor space;
- a film school of 2,935sqm; and
- a cafe.

This planning proposal will amend the Sydney Local Environmental Plan 2012 (Sydney LEP) to increase maximum height of building on the site to 25m and increase the maximum FSR that can be achieved on the site to 2.94:1, but only where the development is for a school.

A draft Design Guide: 242-258 Young Street Waterloo (draft Design Guide) is proposed in conjunction with this planning proposal. The Design Guide provides detailed provisions for the development of the site. This includes provisions relating to built form, setbacks, public domain including footpath widening and deep soil, tree retention, green infrastructure, flooding, parking and waste. The City intends to publicly exhibit the draft Design Guide with this planning proposal.

The landowner has made a public benefit offer to enter into a planning agreement with Council. The offer includes a commitment to deliver new pedestrian crossings on Young Street and Powell Street as well as construction of public domain improvements to meet RMS standards for pedestrian crossings. The City will work with the land owner to prepare a draft planning agreement so it can be publicly exhibited with the planning proposal.

This planning proposal has been prepared in accordance with the *Local Environmental Plan Making Guideline*, published by the Department of Planning and Environment in August 2023.

1.2. Site identification

The site comprises 244-258 Young Street, Waterloo owned by Charvic Pty Ltd and 242 Young Street Waterloo owned by International Screen Academy Property Pty Ltd. The legal description of the site is Lot A DP 161650 and Lot B DP 161650 (244-258 Young Street) and Lot 1 DP 84655 (242 Young Street) and as shown in below in Figure 1.



Figure 1. Site identification: 242-258 Young Street, Waterloo outlined in red line. Source Ethos Urban

1.3. Site location

The site is located in the suburb of Waterloo. It is within the Green Square urban renewal area, approximately 4km south-east of Sydney Central Business District. Green Square Train Station and Green Square Town Centre (Town Centre) are south of the site, approximately 900m and 800m respectively. The Waterloo Metro Station is 1.2km north-west of the site.

The site context is shown below in Figure 2.



Figure 2. Site Context. Source Ethos Urban Source: Plus Architecture Urban Design Report

The site is 300m east of Waterloo Oval and 900m east of Waterloo Park. The Waterloo Estate (South) is to the north-west of the site and is proposed to deliver 2ha of new open space with 950m walking distance. Moore Park is 850m north-east of the site, it is proposed to repurpose 20ha of the existing golf course to provide additional public open space.

1.4. Green Square urban renewal area

The Green Square urban renewal area is a high-density urban renewal area in the City's south. As of 2016, the population of the renewal area and City South was forecast to grow by an additional 44,452 persons, at an annual rate of 4.4 per cent, to about 63,000 people in 2036 when the urban renewal area is expected to be built out. The population estimate for Green Square as of 30 June 2021 is 34,253.

The Town Centre, together with Mascot, is identified as a strategic centre in the Greater Sydney Region Plan: A Metropolis of Three Cities and the Eastern City District Plan. Green Square Library, Joynton Avenue Creative Centre, Perry Park Recreation Centre and Gunyama Park Aquatic and Recreation Centre are among the recently delivered community facilities.

1.5. Surrounding context

The area surrounding the site is in transition and is characterised by a variety of uses that includes residential, mixed use, and urban services.

To the east of the site, on the other side of Young Street, are one to two storey light industrial and retail showroom premises, within older brick and masonry buildings. The site, 923-935 Bourke Street Waterloo, is subject to a recently finalised planning proposal which is planned for a five to seven storey mixed-use development with full-line supermarket and retail. It also includes a through-site link.

Immediately to the north of the site, is a four storey residential building. Further north of the site is the Danks Street South urban renewal precinct, set within the former Sydney Water site which is surrounded by former light industrial parcels to the north and north-west, which are planned for between four to seven storey mid-rise buildings and 12-23 storey towers.

To the south of the site, on Powell Street are one to eight storey buildings ranging from commercial, retail and multi-residential premises. To the west of the site along Hunter Street are four storey residential buildings.

1.6. Site accessibility

The site has a high level of accessibility. Green Square Train Station provides connections to Central station, Sydney CBD and the wider regional rail network. The Waterloo Metro station is 1.2km from the site and will provide a fast train connection to the City every four minutes. Local and express bus services connect the site to the broader region, including services to Redfern station. The frequent peak services include:

- 320 that runs from between St Leonards and Green Square Town Centre via North Sydney, Crows Nest and Sydney CBD (every 10-15 minutes);
- 304 that runs north-south between Epsom Road Zetland and Circular Quay via the CBD, Surry Hills, Waterloo and Gadigal Avenue in Zetland (every 5-15 minutes); and
- 343 that runs from Kingsford to Rosebery via Gardeners Road and then in a north-south alignment to Circular Quay via Rosebery, Zetland, Waterloo, Redfern and Surry Hills (every 3-5 minutes).

The site is connected to a pedestrian walking environment that includes footpaths on both sides of all surrounding streets. Controlled pedestrian crossings are provided on all legs at the following signalised intersections:

- Bourke Street with Danks Street;
- Bourke Street with Potter Street;
- Bourke Street with Lachlan Street; and
- Bourke Street with McEvoy Street.

The site is connected to an extensive cycleway network through Powell Street, linking to Bourke Street which provides an off-road shared path, providing a connection through to the Sydney CBD.

The site is connected by a network of state and regional roads, which includes McEvoy Street, Bourke Street, Lachlan Street, and Elizabeth Street. The site is also serviced by a local street network, having a direct frontage to Young Street and Hunter Streets.

1.7. Site characteristics

The site is comprised of two lots with an area of 4,611sqm. The site has street frontage dimensions of 118m along Hunter Street, 137m along Young Street and 4.3m along Powell Street. The topography generally falls in an east to west direction across the width of the site. Street views of site and surrounding area are shown below in Figure 3. Existing development on the site consists of two buildings. There is a one to two storey masonry building and a two-storey building currently used for the film school.



From intersection with Powell Street, view looking north-east on Hunter Street along frontage of site.



View looking north-west on Young Street along frontage of site taken from eastern side of Young Street.



View looking east on Hunter Street along frontage of site.



View looking south on Young Street along frontage of site.



View looking east on Hunter Street along frontage of site.



View looking west on Young Street along frontage of site.

Figure 3. Street views of 242-258 Young Street site and surrounding area.

2. Existing planning controls

The Sydney Local Environmental Plan (LEP) 2012 contains zoning and development standards for the site as shown in table 1 below.

2.1. Sydney Local Environmental Plan 2012

LEP Clause	Provision
Land use zones (clause 2.1)	<p>The site is zoned MU1 Mixed Use zone (see Figure 4).</p> <p>All development is permitted with consent under the MU1 Mixed Use Zone, except <i>Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture</i>, that are prohibited.</p>
Height of buildings (clause 4.3)	The maximum height of buildings for the site is 15m (see Figure 5).
Floor space ratio (clause 4.4)	The maximum mapped (base) FSR for the site is 1.5:1 (see Figure 6).
Community infrastructure floor space at Green Square (clause 6.14)	Development may be eligible for community infrastructure floor space (in addition to floor space available under clause 4.4) where community infrastructure is provided as part of the development. The site is identified in Area 6 on Floor Space Ratio Map (0.5:1 FSR).
Design excellence (clause 6.21)	Development may be eligible for 10% additional building height <u>or</u> FSR where design excellence is demonstrated.
Heritage conservation (clause 5.10)	<p>The site is not identified as a heritage item and is not within a heritage conservation area (see Figure 7).</p> <p>A search of the NSW State Heritage Register did not identify any further heritage items on the site, or on any adjacent land.</p>
Flood planning (clause 5.21)	<p>Flood planning provisions require the consent authority to be satisfied with the following prior to granting development consent:</p> <ul style="list-style-type: none"> (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other

LEP Clause	Provision
	<p>development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>
<p>Car parking - Office and business premises (clause 7.6)</p>	<p>The site is identified as land in Category F on the Public Transport Accessibility Level Map. This requires maximum parking rate of one space per 75sqm for office or business premises.</p>
<p>Car parking - Retail premises (clause 7.7)</p>	<p>The site is identified as land in Category F on the Public Transport Accessibility Map. This requires a maximum parking rate of 1 space for each 50sqm of gross floor area (GFA) used for the purpose of retail.</p>
<p>Acid Sulfate Soils (clause 7.14)</p>	<p>The site is identified Class 5 for acid sulfate soils.</p>
<p>Affordable housing contribution (clause 7.13)</p>	<p>The site is subject to an affordable housing contribution requirement of 3% for any residential development and 1% for any non-residential development</p>
<p>Development requiring or authorising preparation of a development control plan (clause 7.20)</p>	<p>The proposed development is State Significant Development. A Design Guide has been prepared in lieu of a Development Control Plan.</p>

Table 1. Current provisions in Sydney LEP 2012

Planning Proposal – 242-258 Young Street, Waterloo



Figure 4. Land Zoning Map Sydney LEP 2012



Figure 5. Building Height Map Sydney LEP 2012

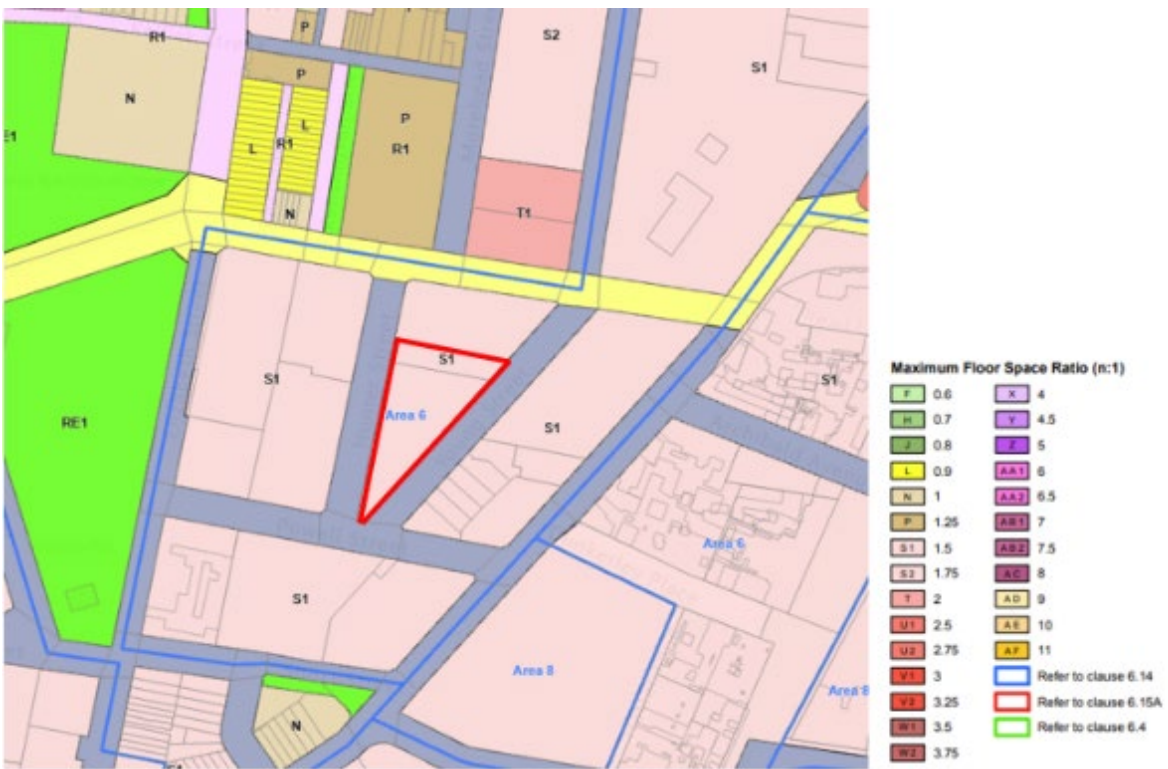


Figure 6. Floor Space Ratio Map Sydney LEP 2012

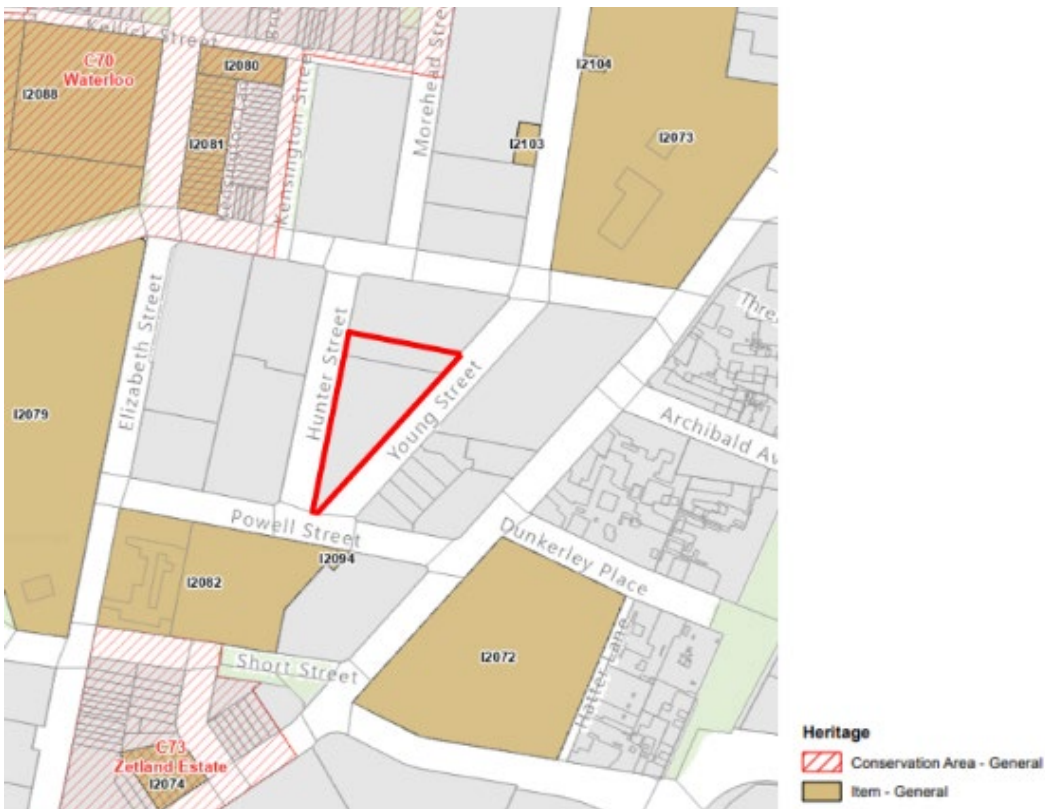


Figure 7. Heritage Map Sydney LEP 2012

3. Objectives and intended outcomes

3.1. Objectives

The objectives of this planning proposal are to:

- facilitate the delivery of a school in an area of high population growth;
 - ensure development responds to the surrounding development;
 - ensure footpaths and roads are safe for students and other pedestrians; and
 - ensure mature street trees are protected in the case of any development.
-

3.2. Intended outcomes

The intended outcome of this planning proposal is to enable the redevelopment of 242-258 Young Street, Waterloo for:

- a building comprising a K-12 independent vertical school and separate film school with a maximum FSR of 2.94:1 and maximum height of 25 metres;
- maintained and expanded local employment opportunities in a location with good access to public transport and housing;
- improved environment for pedestrians along Young and Hunter Streets through footpath widenings;
- development that responds appropriately to the surrounding built form context;
- tree protection where the site is redeveloped; and
- high sustainability performance standards for the future development.

A planning agreement will be exhibited to secure delivery of two new pedestrian crossings across Young Street and Powell Street as well as construction of public domain improvements to meet RMS standards for pedestrian crossings.

4. Explanation of provisions

4.1. Proposed amendments to Sydney LEP 2012

To achieve the objectives and intended outcomes, this planning proposal seeks to amend the Sydney Local Environmental Plan 2012 by inserting a new site-specific clause under Division 5 Site Specific Provisions to:

- limit the use of the clause to development which is primarily for an educational establishment (being a school);
- in addition to FSR that can be achieved under Clause 4.4 (mapped FSR), Clause 6.14 (community infrastructure floor space) and Clause 6.21 (design excellence), allow an additional 0.74:1 FSR in the written clause, but only where it is primarily for an educational establishment (being a school). For clarity, design excellence (clause 6.21 of the Sydney LEP 2012) is not to be calculated on the additional FSR;
- require that any development on the site demonstrating design excellence in accordance with clause 6.21 of the Sydney LEP 2012 is only eligible for additional FSR, and not additional height;
- permit a maximum building height of 25m;
- remove the requirement for a development control plan to be prepared for the site, which is currently required by clause 7.20 of Sydney LEP 2012;
- allow for the maximum building height to be exceeded to allow for shade structures, rooftop nets, balustrade, fence or low-level boundary treatments and lift overruns to facilitate the use of any rooftop open space; and
- require development under this clause to have considered the Design Guide.

4.1.1. Floor space ratio assumptions

The above changes to the Sydney LEP will facilitate the development of a school that can achieve a total FSR of 2.94:1. At the time of drafting, the total FSR comprises:

- the mapped FSR of 1.5:1;
- the community infrastructure FSR of 0.5:1 under clause 6.14;
- design excellence FSR of up to 0.2:1 under clause 6.21D;
- the site specific additional FSR of 0.74:1 where the floor space is used for an educational establishment (being a school).

Counted floor space and voids

The proponent's indicative reference scheme shows circulation spaces that are connected to a void. This floor space is counted as GFA as the void is sealed from above with a roof. If this void was to be open to the sky, the circulation space would not be counted as GFA. It is the intention of this planning proposal to facilitate a built form shown in the indicative scheme. How the internal void spaces are counted (or not) in GFA calculation cannot be known until a development application is lodged. However, in the instance where those internal circulation spaces are not counted as GFA, it is noted the entirety of the GFA achievable under the above clause may not be reached. This is noted in the draft Design Guide.

Design excellence floor space

At 25m the proposed development will require a design excellence competition process under clause 6.21. This planning proposal makes no change to this requirement, other than to require that the site is only eligible for additional FSR, and not additional height under clause 6.21.

Notwithstanding, the City is awaiting a gateway determination for *Planning Proposal - Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023* (Policy and Housekeeping planning proposal). It intends to reduce the number of circumstances where a competitive design process is required under clause 6.21, notably lifting the threshold from 25m to 35m height for land outside Central Sydney. It also removed the 'opt-in' option for developers to undertake a design excellence process.

If the Policy and Housekeeping planning proposal changes to clause 6.21 of the Sydney LEP come into effect prior to any development application being lodged for the proposed development, a design excellence competition process under clause 6.21 of the Sydney LEP would no longer be required and could no longer be opted into. This would therefore impact the maximum FSR that could be achieved on the site under this planning proposal to 2.74:1.

Following public exhibition of this planning proposal, when a gateway determination is likely to have been issued for the Policy and Housekeeping planning proposal, the City will consider any requirements of the gateway as they relate to clause 6.1, and any submissions made by the public. These considerations may give rise to a different approach to FSR to ensure the maximum FSR required for the proposed development can be achieved.

4.2. Site-Specific Design Guide

To ensure future development is consistent with the objectives and intended outcomes of this planning proposal, site-specific provisions will be drafted to ensure a high-quality built form. The proposed development will have a Capital Investment Value greater than \$20 million and is classified as State Significant Development and the City's Development Control Plans will not apply. As a result, the City has prepared a Site-Specific draft Design Guide. Consideration of the design guide in the assessment process is required by this planning proposal.

The draft Design Guide will be publicly exhibited with this planning proposal.

5. Justification

This planning proposal and the accompanying draft Design Guide for the site are informed by the City's assessment of the request for a planning proposal and supporting documentation submitted by the landowner.

This section provides a justification of the site specific and strategic merit of this planning proposal and has been prepared in accordance with the Department's Local Environmental Plan Making Guideline. It assesses the proposed amendments holistically and its alignment with the Greater Sydney Region Plan and Eastern City District Planas well as the City Plan 2036: Local Strategic Planning Statement and Sustainable Sydney 2030-2050.

5.1. Indicative reference scheme

The proponent has prepared an indicative reference scheme for the site. The purpose of the reference scheme is to test, at the concept level, that a development can be provided within the proposed controls while achieving the requirements of other existing planning controls and the NSW School Infrastructure Education Facilities Standards and Guidelines (EFSG). The reference scheme is only one iteration of the built form that may be facilitated by the proposed planning controls.

The planning proposal does not imply approval of the indicative reference scheme, which provides only concept level information. The development of the site will be subject to a development application.

The urban design analysis and the reference scheme, prepared by Plus Architecture and appended to this report, provides detailed analysis of the planning framework, site context and proposed built form, including the physical, technical, and topographical factors for the site's redevelopment.

The concept vision for the site and its future redevelopment is for a high-quality development that provides further diversity in the available education infrastructure in a highly accessible location to support the surrounding population.

The scheme includes a 10,608 sqm school to accommodate 800 students and a 2,395sqm film school and ground floor café to the north of the site. The film school and café are commercial businesses independent of the operation of the school. However, there may be opportunities for the film school to support learning outcomes for the K-12 school.

The proposed development includes 4,975sqm of on-site open space for school use, resulting in approximately 6.2sqm per student. This is delivered across the following levels:

- Ground floor: 753sqm;
- Level one: 154sqm;
- Level two: 154sqm;
- Level three: 154sqm;
- Level four: 1,259sqm;
- Level five: 1281sqm (including a 757sqm basketball court); and
- Level six: 1,221sqm.

Access

Access to the single level of basement carparking is proposed from Young Street.

The pick-up/drop-off zone for the school is on Young Street and the bus zone is located on Hunter Street. This is to manage traffic on Young Street, which will also be used to access the Woolworths supermarket development at 923 Bourke Street, Waterloo.

Trees

The proposed building envelope has setbacks to the east and west façade to reduce the length of the street wall and to create a recessive articulation zone. This allows for the retention of most mature canopy cover. Of the 33 trees identified on and surrounding the site in the Arboricultural Impact Assessment, all but 8 of the trees are proposed for retention. This is discussed further in Section 5.5.

Upper-level setbacks

The building envelope is setback on the upper three levels to mitigate visual impact and allow solar access to neighbouring developments and open space.

Use

The ground floor of the school features a foyer that is accessible from both Hunter and Young Street. The foyer is also connected to the 462-seat auditorium on Hunter Street (see Figure 8: Indicative ground floor plan).

The existing film school at (242 Young Street) will be 2,935sqm and will be upgraded and reinstated as part of the school. The lobby is located on Young Street.

The indicative reference scheme for the site is shown at Figures 8-20.

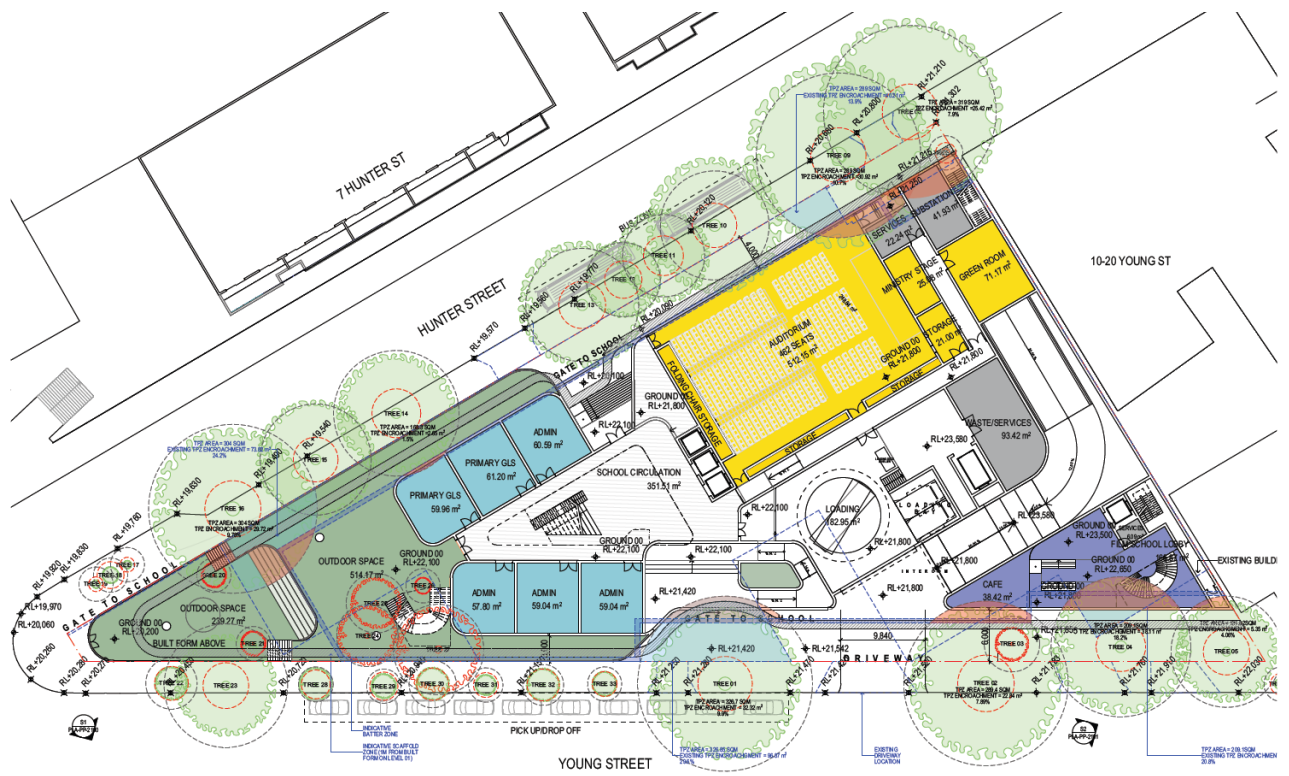


Figure 8. Indicative ground floor plan. Source: Plus Architecture Urban Design Report

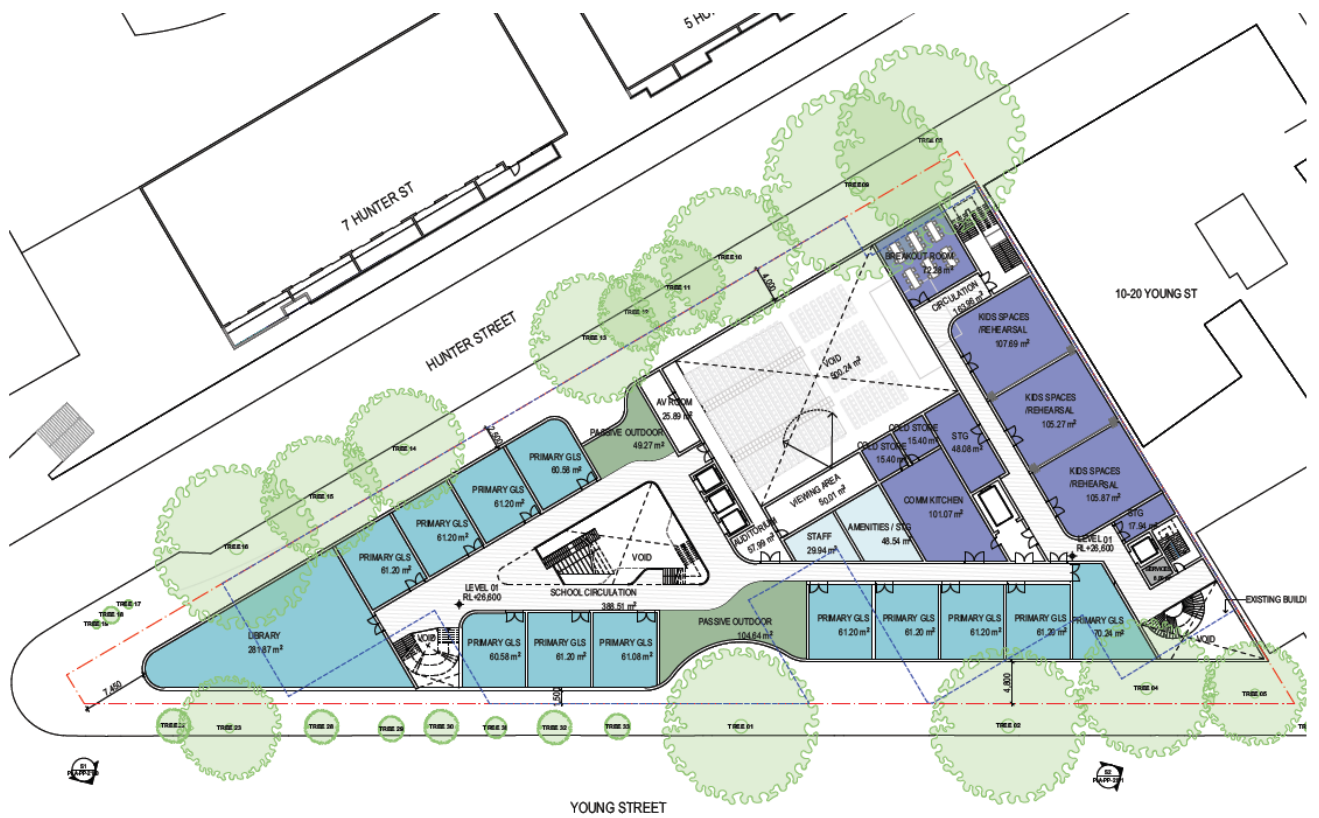


Figure 9. Indicative typical floor plan. Source: Plus Architecture Urban Design Report



Figure 10. Indicative floor plan level 4. Source: Plus Architecture Urban Design Report



Figure 11. Indicative building envelope. Source Plus Architecture Landscape Plans

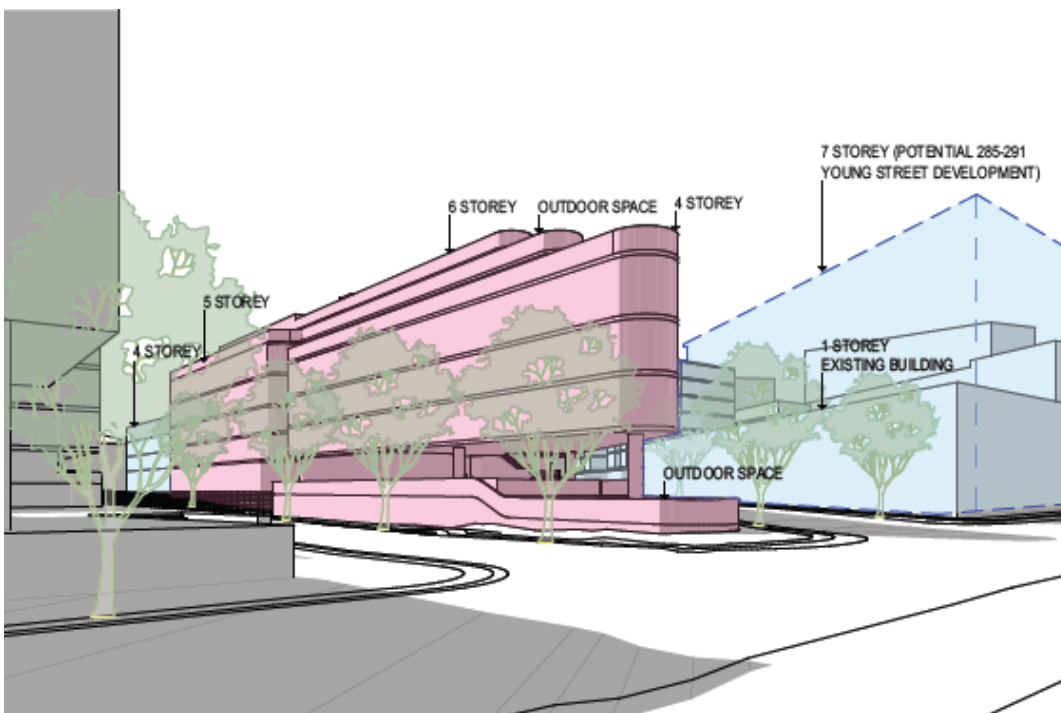


Figure 12. Indicative development concept – view looking north from Hunter Street. Source: Plus Architecture Urban Design Report

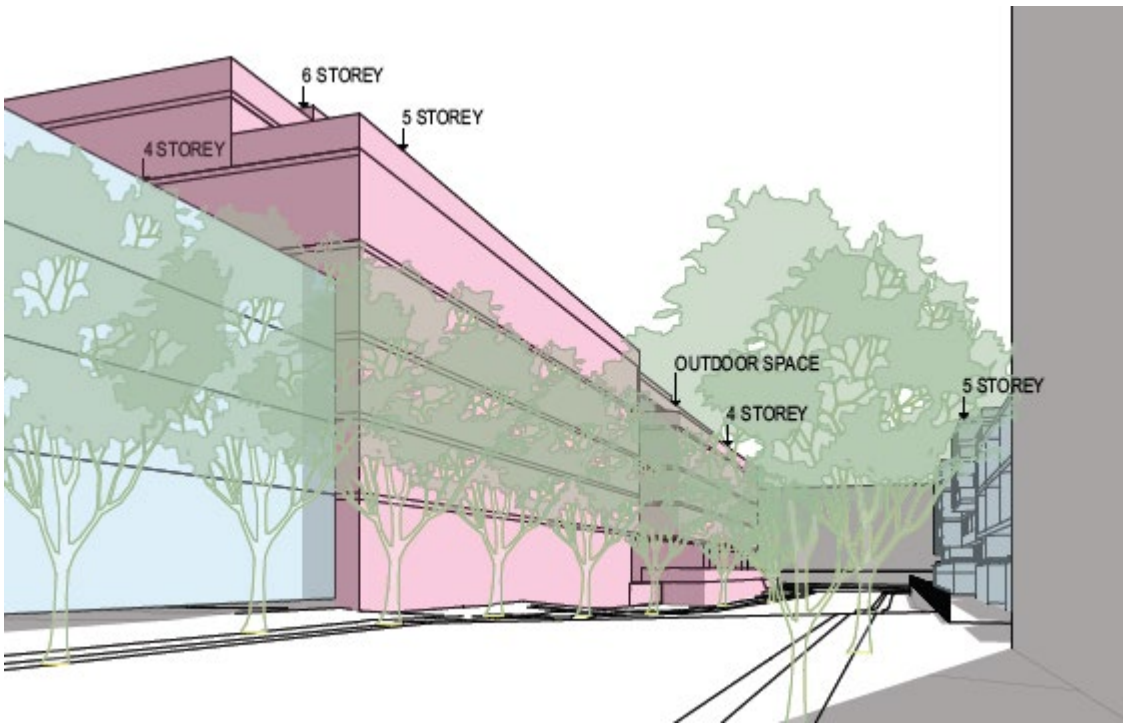


Figure 13. Indicative development concept – view looking south from Hunter Street. Source: Plus Architecture Urban Design Report

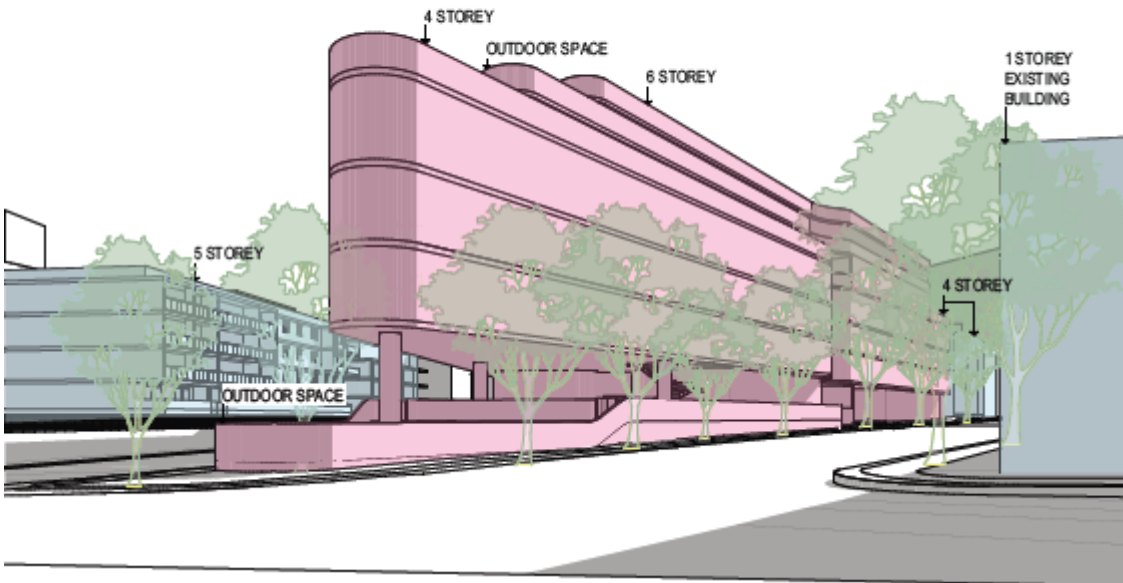


Figure 14. Indicative development concept – view looking north from Young Street. Source: Plus Architecture Urban Design Report

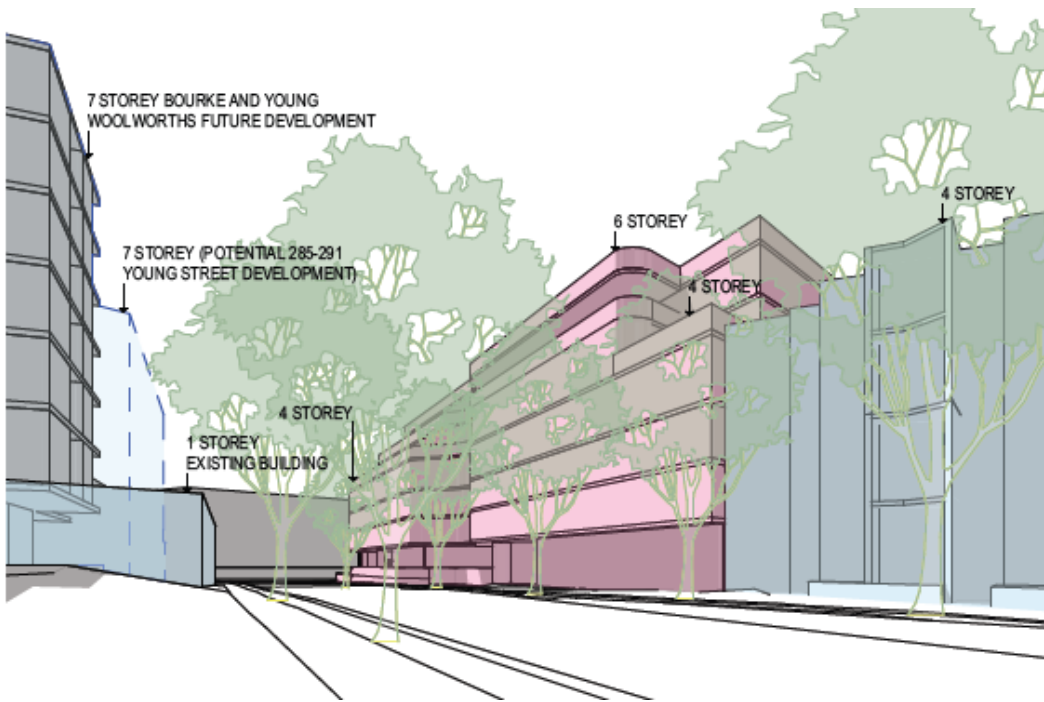


Figure 15. Indicative development concept – view looking south from Young Street Source: Plus Architecture Urban Design Report

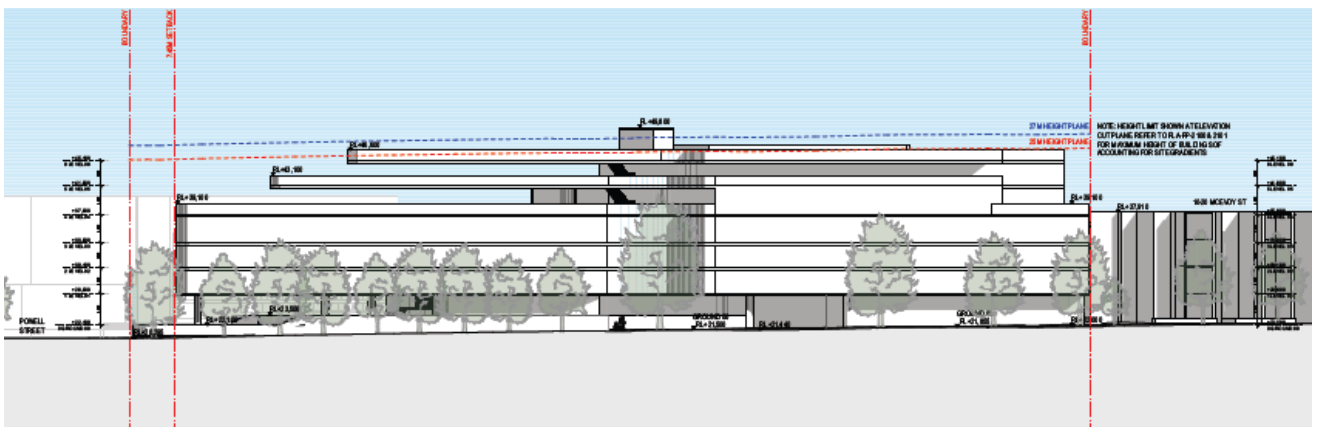


Figure 16. Young Street elevation. Source: Plus Architecture Urban Design Report

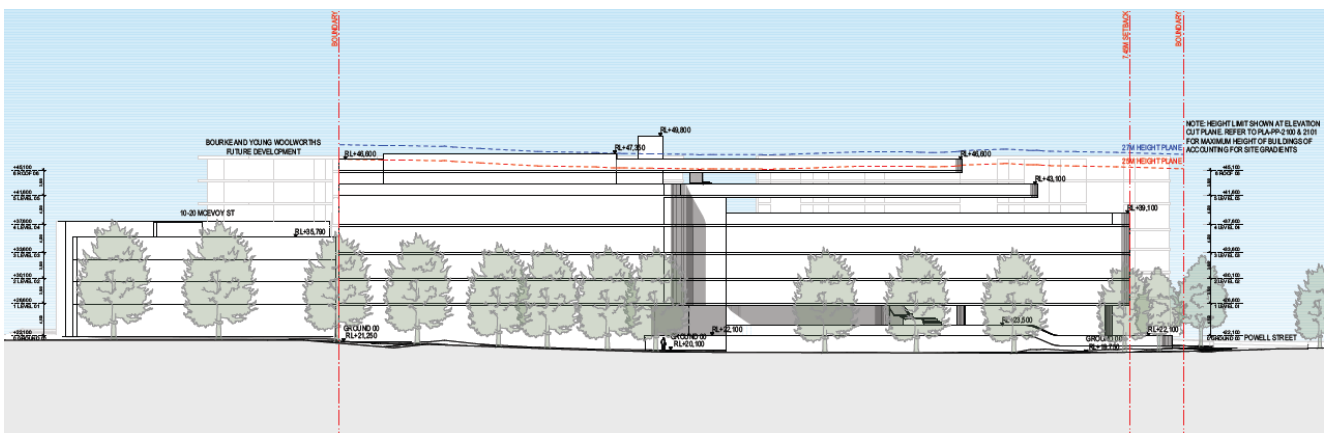


Figure 17. Hunter Street elevation. Source: Plus Architecture Urban Design Report

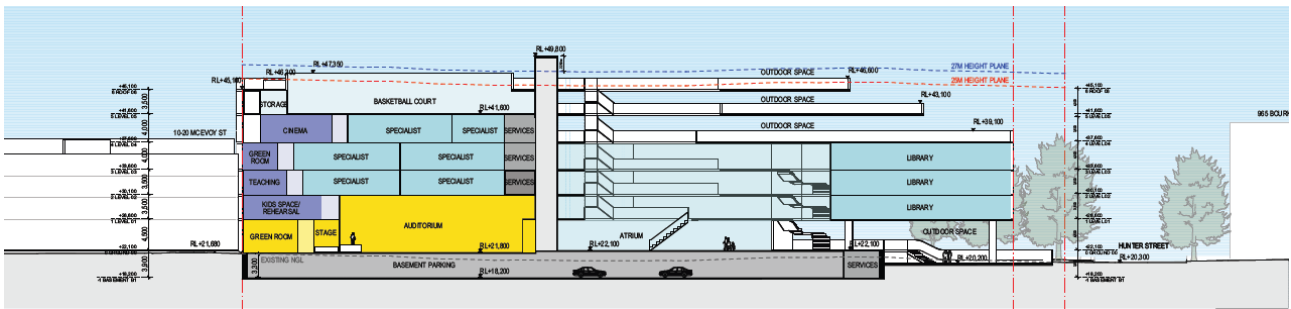


Figure 18. North-south cross section of indicative building envelope. Source: Plus Architecture Urban Design Report

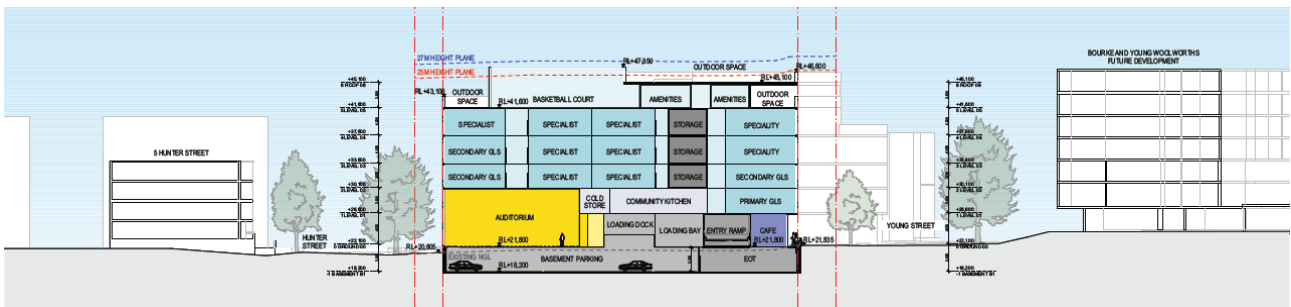


Figure 19. West-east cross section of indicative building envelope. Source: Plus Architecture Urban Design Report

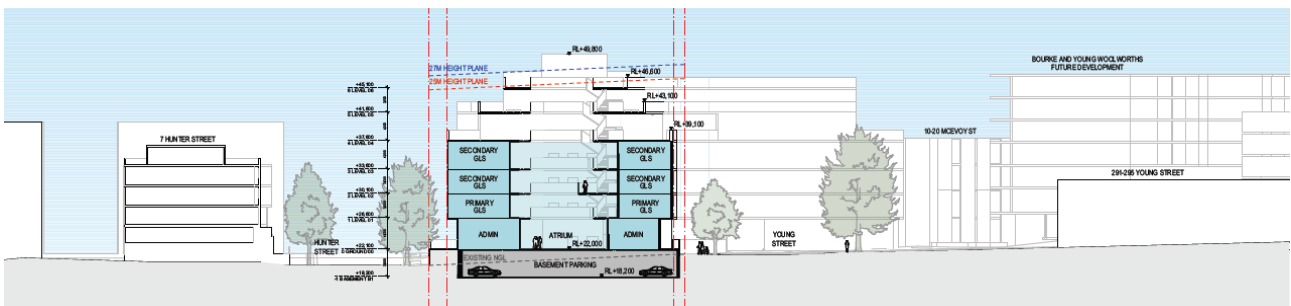


Figure 20. West-east cross section of indicative building envelope. Source: Plus Architecture Urban Design Report

5.2. Development outcomes

The planning proposal and the accompanying draft Design Guide seeks to facilitate a new school on the site, incorporating the existing film school.

The indicative reference scheme, provided by the landowner and tested in the urban design study attached to this planning proposal, shows a development outcome on the site that includes a total of 13,544sqm GFA incorporating within the same development:

- 10,608sqm for a school;
- 2,935sqm for a film school; and
- ground floor café in the film school part of the development.

The new vertical school consists of:

- 45 General Learning Spaces (GLS) and 13 specialist classrooms;
- a multi-purpose hall / auditorium;
- a library;
- a canteen;

- administration, lobby and circulation spaces; and
- 4,978sqm of outdoor recreation space.

The development is serviced by a basement including 55 car parking spaces and end of trip facilities.

The key proposed planning controls in the Sydney LEP and the draft Design Guide to facilitate the development are:

- building heights of up to six storeys or 25m;
- FSR of up to 2.94:1;
- parking controls that allow for one space for every two staff members;
- setbacks to support deep soil landscaping;
- setbacks to allow for widened footpaths along Hunter Street and Young Street; and
- the required retention of nine high value, 13 medium value and three low value trees.

5.3. Need for the planning proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal is not the result of any endorsed LSPS, strategic study or report.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal is the only way to facilitate the proposed development outcomes, as they specifically related to matters that are best address by local environmental plan controls.

5.4. Relationship to the strategic planning framework

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)?

This planning proposal is consistent with the relevant objectives and actions of the applicable regional or sub-regional strategy as summarised below.

A Metropolis of Three Cities - Greater Sydney Region Plan

- *Objective 9: Greater Sydney celebrates the arts and supports creative industries innovation* - The proposal will tertiary film school will provide more opportunities for creative industries to collaborate with education institutions and support local opportunities for artistic, cultural and creative expression.
- *Objective 12: Great places that bring people together* - The planning proposal will deliver high-quality social infrastructure that will be a focal point for social interaction and connections for school-age populations and families in the catchment area.
- *Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute city* - The new school will provide a local option for residents which will does not require travel to centres outside of the immediate catchment, ultimately contributing to a reduction in private car trips, as well as the time and distance travelled.
- *Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change* - The project's goal is to achieve a minimum 4 Star NABERS Energy Commitment Agreement for schools and attain at least a 5 Star Green Star – Education v1 rating upon certification. Additionally, it seeks to minimise energy consumption through passive strategies and utilise renewable resources as necessary.

Eastern City District Plan

This planning proposal is consistent with the following planning priorities of the District Plan.

- *Priority E1: Planning for a city supported by infrastructure* – The proposal supports the alignment of population growth with infrastructure through the provision of primary, secondary and tertiary education facilities. The site is also supported by proximity to public transport infrastructure, including Waterloo metro.
- *Priority E3: Providing services and social infrastructure to meet people’s changing needs* – The proposal will deliver social infrastructure which will cater to the daily needs of the local community in an area that is growing rapidly, particularly the school aged population group and reduce existing enrolment pressures on surrounding schools.
- *Priority E4: Fostering healthy, creative, culturally rich and socially connected communities* – The film will provide a creative enterprise that will support opportunities for creative expression school and cultural vibrancy. The proposal will also reduce the need for car-based trips to access the school.
- *Priority E11: Growing investment, business opportunities and jobs in strategic centres* - This planning proposal will deliver employment opportunities in the Green Square – Waterloo strategic centre through the school and café and retention of the existing the film school.
- *Priority E19: Reducing carbon emissions and managing energy, water and waste efficiency* - This planning proposal enables a future built form that supports a sustainable design with high efficiencies for water, energy and waste and to reduce carbon emissions.

Is the planning proposal consistent with council’s local strategy or other local strategic plans?

Yes. This planning proposal is consistent with relevant local strategies and plans as summarised below.

Sustainable Sydney 2030-2050

The planning proposal supports following Sustainable Sydney strategic directions:

- *D4: Design excellence and sustainable development* - The draft Design Guide accompanying this planning proposal includes provisions for the future development to reduce greenhouse gas emissions through improved energy efficiency and low carbon energy in line with the City’s 2026 targets for net zero emissions. The proposed development aims to deliver 5-star green star design aspiration and 4-star NABERS rating for schools with the inclusion of renewable resources where required. The proposal will meet and outperform regulatory sustainability standards including NCC Section J – Energy Efficiency and State Environmental Planning Policy (Sustainable Buildings) 2022.

The built form will also be designed to operate with high environmental performance standards for water, energy and waste which include efficient stormwater management design for on-site retention and reuse. It will also optimise passive heating and cooling.

The built form will demonstrate design excellence and architectural interest by creating a high quality, comfortable, safe and inclusive built environment for students and the wider area. The design will also integrate the retention of tree and canopy structures both on and surrounding the site adding to the attractiveness and amenity of the built form.

- *D8: A thriving cultural and creative life* - The proposal includes the redevelopment of the existing film school which will support the cultural and creative life of the City.

City Plan 2036: Local Strategic Planning Statement

This planning proposal gives effect to the following priorities of City Plan 2036:

Infrastructure

- *I1: Movement for walkable neighbourhoods and a connected city* - The proposed development is strategically located in close proximity to public transport including the Waterloo Metro

Station, Green Square Station and bus services. The site is highly connected and supports opportunities for walking and cycling. The site is also located across from a recently rezoned site, proposing a mixed-use residential development at 923-935 Bourke Street that will deliver a through site link and footpath widening connecting the site to the Bourke Street shared path. The proposal will provide two pedestrian crossings on Young and Powell Streets. The pedestrian crossing on Young Street will connect the site to the through site link on Bourke Street which will support active transport uses and the prioritisation of pedestrian movements to the site.

- *I2: Align development and growth with supporting infrastructure* - The proposed development responds to the significant growth in the school-age population in the Waterloo area. This is explained further in section 5.5 of this planning proposal.

Liveability

- *L1: A creative and social connected city* - The school will become a community hub for social connection for families and individuals in the catchment area. The redevelopment of the film school will provide creative tertiary education opportunities for the wider community. It is the only existing artistic/performance space within a walkable 400m catchment of the site.

Sustainability

- *S2: Creating better buildings and places to reduce emissions and water and use water efficiently* - The proposed planning controls ensure high sustainability targets for the future redevelopment site. The built form will include measure that reduce carbon emissions through passive design and manage energy and water.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 2

Table 2: Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent
SEPP (Exempt and Complying Development Codes) 2008	Consistent
SEPP (Housing) 2021	Consistent
SEPP (Industry and Employment) 2021	Consistent
SEPP (Planning Systems) 2021	Consistent
SEPP (Precincts–Central River City) 2021	Not applicable
SEPP (Precincts–Eastern Harbour City) 2021	Consistent
SEPP (Precincts–Regional) 2021	Not applicable
SEPP (Precincts–Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable

State Environmental Planning Policy	Comment
SEPP (Resilience and Hazards) 2021	Consistent. A Detailed Site Investigation was prepared by EI Australia in 2018 which found that widespread contamination was not present, and the site could be remediated to a suitable standard for the proposed development which was mixed-use residential. The report recommended that a Hazardous Materials Survey and an Additional Site Investigation be conducted, and a Remedial Action Plan is prepared prior to commencement of works. This can be satisfied at the DA stage.
SEPP (Resources and Energy) 2021	Consistent
SEPP (Sustainable Buildings) 2022	Consistent
SEPP (Transport and Infrastructure) 2021	Consistent

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This planning proposal is consistent with all Ministerial Directions issued under section 9.1 of the Environmental Planning and Assessment Act 1979, as summarised in Table 3.

Table 3: Consistency with Ministerial Directions

Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent. This proposal supports the Region Plan, as discussed in detail under Question 3 (above).
1.2 Development of Aboriginal Land Council land	Not applicable
1.3 Approval and Referral Requirements	Consistent. This planning proposal does not include concurrence, consultation or referral provisions or identify any developments as designated development.
1.4 Site Specific Provisions	Inconsistent. The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. This planning proposal is inconsistent with this Direction as it proposes site specific controls to

Ministerial Direction	Comment
	<p>allow a particular development to be carried out.</p> <p>Division 5 of the LEP contains site-specific provisions for various sites across the City. This planning proposal introduces site-specific controls into the LEP to ensure the development is used for a vertical school and film school.</p> <p>In this instance, the inconsistency is acceptable because it is of minor significance and is the only way to achieve the intended outcomes of this planning proposal.</p>
<p>1.4A Exclusion of Development Standards from Variation</p>	<p>Consistent. This planning proposal does not propose to exclude a development standard from variation under clause 4.6</p>
<p>Focus area 1: Planning Systems – Place-based</p>	
<p>1.5 Parramatta Road Corridor Urban Transformation Strategy</p>	<p>Not applicable</p>
<p>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</p>	<p>Not applicable</p>
<p>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	<p>Not applicable</p>
<p>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	<p>Not applicable</p>
<p>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</p>	<p>Not applicable</p>
<p>1.10 Implementation of the Western Sydney Aerotropolis Plan</p>	<p>Not applicable</p>
<p>1.11 Implementation of Bayside West Precincts 2036 Plan</p>	<p>Not applicable</p>
<p>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</p>	<p>Not applicable</p>
<p>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</p>	<p>Not applicable</p>
<p>1.14 Implementation of Greater Macarthur 2040</p>	<p>Not applicable</p>

Ministerial Direction	Comment
1.15 Implementation of the Pymont 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 Camelia-Rosehill Place Strategy	Not applicable
1.21 Implementation of the South West Growth Structure Plan	Not applicable
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable
Focus area 2: Design and Place	No directions in place.
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Consistent. The planning proposal will not adversely impact the conservation of environmentally sensitive areas.
3.2 Heritage Conservation	Consistent. The planning proposal will not adversely impact the ongoing conservation of heritage items.
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	Consistent. The site is not being development for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	Not applicable
3.7 Public Bushland	Consistent. The proposal does not adversely impact the protection of bushland in urban areas.
3.8 Willandra Lakes Region	Not applicable

Ministerial Direction	Comment
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	<p>Consistent.</p> <p>While this planning proposal contains provisions that apply to flood planning areas which result in an increase in the development density of the land, it is consistent with the Direction as it does not:</p> <ul style="list-style-type: none"> • rezone land; • permit development in floodway areas; • permit development for residential accommodation in high hazard areas; • permit a significant increase in the development. The increase in the development density is minor (approximately 15 to 20 per cent increase in GFA); • permit development for the purpose of uses identified in 3e of the Direction; • permit development without consent; • result in significantly increased government spending on emergency management, flood mitigation, emergency response measures; or • permit hazardous industries, storage establishments or materials on the site. <p>The planning proposal is in accordance with the Alexandra Canal Floodplain Risk Management Study and Plan, adopted by the City in accordance with the principles and guidelines of the Floodplain Development Manual 2005.</p> <p>The Plan identifies the site as being part of the Sheas Creek Sub-Catchment. Some flood modification measures identified in the Plan have already been acted upon by the City as part of infrastructure improvements through the development of the Green Square Urban Renewal Area.</p> <p>The operational management plan supporting this planning proposal proposes shelter in place provisions in the event of flash flooding. Shelter in place procedures will be refined and improved as part of any future development application</p>

Ministerial Direction	Comment
	<p>process.</p> <p>It ensures that during a flood event, there can be safe occupation while the flood risk subsides.</p>
4.2 Coastal Management	Not applicable.
4.3 Planning for Bushfire Protection	Not applicable.
4.4 Remediation of Contaminated Land	<p>A Detailed Site Investigation was prepared for a mixed-use residential development concept in 2018 which found that the site could be remediated to a suitable standard for the proposed development and that there was no widespread contamination at the site.</p> <p>Detailed contamination assessment of the site will be further undertaken at the development application stage in accordance with the City's contamination management policy.</p>
4.5 Acid Sulfate Soils	<p>Consistent. The site is mapped as Class 5 Acid Sulfate Soils in the City of Sydney sheet map, which means acid sulfate soils are not typically found.</p>
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Consistent.</p> <p>The objectives of this Direction are to improve accessibility, increase transport options, reduce travel demand and dependence on cars, support public transport, and provide for efficient movement of freight.</p> <p>The planning proposal will enable development of social infrastructure and jobs in a location well served by public and active transport infrastructure. This supports the efficient and viable operation of public transport services, reduce dependence on cars and trip generation by car.</p>
5.2 Reserving Land for Public Purposes	<p>Consistent. The planning proposal does not relate to the reservation of land for public purposes.</p>
5.3 Development Near Regulated Airports and Defence Airfields	<p>Consistent. The direction applies to this planning proposal as the proposal "will create, alter or remove a zone or provision relating to</p>

Ministerial Direction	Comment
	<p>land in the vicinity of a license aerodrome.” The planning proposal seeks to increase the permissible building height as identified in the Height of Building Map. The land subject to this planning proposal is affected by the Obstacle Limitation Surface (OLS). However, no proposed increase in height in this planning proposal (or any other proposed control) will allow development to exceed the OLS airspace level of 60m. The following requirement of this direction are relevant to this planning proposal:</p> <p>In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome, (b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth, for land affected by the OLS: (c) prepare appropriate development standards, such as height, and (d) allow as permissible with consent development types that are compatible with the operation of an aerodrome. <p>The planning proposal is consistent with the above and any further consultation with relevant authorities will be undertaken later in the planning proposal process.</p>
5.4 Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 Residential Zones	Not applicable
6.2 Caravan Parks and Manufactured Home Estates	Consistent. The site is not being developed for a caravan park or manufactured home estate.
Focus area 7: Industry and Employment	
7.1 Employment Zones	<p>Consistent.</p> <p>The planning proposal will retain the existing MU1 zoning.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable

Ministerial Direction	Comment
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
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Table 2. Consistency with Section 9.1 Ministerial Directions

5.5. Environmental, social and economic impact

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

The planning proposal and the accompanying specialist technical studies do not identify or assess any critical habitat or threatened species, populations or ecological communities, or their habitats on this site. As a result, it is highly unlikely that there would be any adverse impact on a critical habitat or threatened species, population or ecological community to take place as a result of this proposal.

Mature vegetation within the site is not listed as critical habitat or threatened. The indicative reference scheme for the proposed development intends to retain a significant part of existing tree and canopy structure.

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

A range of technical studies were submitted in support of this planning proposal and are appended to this report, including:

- Attachment A – Urban Design Report – Plus Architecture
- Attachment B – Architectural Drawings – Plus Architecture
- Attachment C - Draft Site-Specific Design Guide – Ethos Urban
- Attachment D – Engagement Summary Report – Ethos Urban
- Attachment E – Landscape Concept Plan - Turf Design
- Attachment F – Survey Plan - MBM
- Attachment G – Traffic and Transport Report – JMT

- Attachment H – Social Infrastructure Review – Ethos Urban
- Attachment I – Operational Management Plan – Amina Consulting
- Attachment J – Site Specific Flood Study – WMA Water
- Attachment K – Acoustic Report – ADP
- Attachment L – Arboriculture Impact Assessment – Aborsaw
- Attachment M – Public Art Statement – Amanda Sharrad Consulting
- Attachment N – Detailed Site Investigation – EI Australia
- Attachment O – Geotechnical Assessment Report – Alliance Geotech
- Attachment P – Sustainability Strategy – JN Engineering
- Attachment Q – Landowners Consent – Charvic
- Attachment R – Landowners Consent – ISAP
- Attachment S – Response to City of Sydney Tree Officer Comments – Aborsaw
- Attachment T – CIV Report – MBM
- Attachment U – Acid Sulfate Soils Assessment – Alliance Geotech

Need for a school

A Social Infrastructure Review has been prepared by Ethos Urban on behalf of the proponent and is attached to this Planning Proposal planning proposal (Attachment H).

The Review found the school will introduce further diversity for schooling options into an area of high population growth.

Floor Space Ratio

The current maximum FSR that can be achieved on the site under the Sydney LEP 2012 is 2.2:1. This includes:

- a mapped FSR of 1.5:1;
- an additional 0.5:1 where community infrastructure floor space is provided; and
- up to an additional 10% of FSR (or height) where the building demonstrates design excellence (a total of 0.2:1 on this site).

This planning proposal facilitates an additional 0.74:1 of floor space, resulting in a total of 2.94:1 that can be achieved on the site, excluding design excellence.

An Urban Design Report, prepared by Plus Architecture, is attached to this planning proposal at Attachment A. The Report demonstrates that the proposed density is consistent with the surrounding area and will not result in significant adverse impacts. The mixed-use building to the immediate east of the site at 923-935 Bourke Street, Waterloo has an FSR of 2.7:1. Adjacent to the site, to the immediate north at 10-20 McEvoy Street is a 4-storey residential building which has an FSR of 2.1:1.

The additional FSR is supported because the school will assist in addressing the current gap in primary and high schools in the catchment area. The site is also in a highly accessible location, close to public transport and to current and planned high density residential development with an expected growth in school-aged populations.

Maximum Building Height

The planning proposal introduces a 25m building height control within the site-specific provision, which allows for 6 storeys. The draft Design Guide provides more detailed requirements for upper-level setbacks and articulation.

The scheme proposes a five-storey podium height to the north along Hunter Street, which transitions to 4 storeys to the south. This scale is suitable to the existing development along Hunter Street which is 4-5 storeys.

Along Young Street, a four-storey podium height with 2 storeys setback above for a total of 6 storeys is proposed. The podium height aligns with the 4 storey residential building directly north. The upper 2 levels are setback from the podium to reduce visual appearance from street level. The building height is an appropriate contextual fit to 923-935 Bourke Street which is a 7 storey mixed-use residential building.

The proposed heights allow a natural transition in height and massing of the development to adjoining sites, the existing residential apartments along Young Street and the mixed-use developments along Bourke Street, as well as responding to the surrounding area, where building heights are up to 40m within the Danks Street South precinct and up to 68.5m within the Lachlan precinct. In addition, the retention of tree canopy will reduce the impacts of the proposal on the surrounding building and maintain amenity.

Given the roof will be used as a play area for school students, the site specific provision also accommodates for shade structures, rooftop nets, balustrade, fence or low-level boundary treatments and lift overruns. This inclusion is essential for the development to be able to deliver an educational establishment on the site.

Open space

The reference scheme is subject to the NSW Department of Education's Facilities Standards and Guidelines that required a minimum of 10sqm of open space per student. However, the guideline allows vertical schools to employ innovative methods to compensate for a shortage of on-site open space.

The proponent has proposed to use Turruwul Park, Rosebery to meet its sporting field requirements. These are the closest sporting fields in the area having capacity within the City's bookings system to support this future use. This requires a 10-15 minute bus ride to move children between the school and the park.

Where sporting fields closer to the school become available new arrangements could come into place.

Sustainability

The sustainable design objectives for the proposed development are informed by a Sustainability Strategy Report prepared by JN Engineering.

The draft Design Guide accompanying this Planning Proposal requires that the educational premises achieves a minimum 4 Star NABERS Energy Commitment Agreement for schools and achieve a minimum 5 Star Green Star – Education v1 rating at certification.

Flooding

The City's Alexandra Canal Catchment Floodplain Risk Management Plan shows that the site is significantly flood-affected. The site is affected by overland flow from Euston Street (north) that flows in a southerly direction along Hunter Street and Young Street. The main flood risk is on Hunter Street due to ponding at the sag point.

A Specific Flood Study, prepared on behalf of the proponent by WMAwater and attached to this planning proposal as Attachment J, finds that the building envelope is appropriate and complies with all flooding levels as per the City's Interim Floodplain Management Policy. The proposed development would also not have an adverse impact on flood levels for surrounding properties and would not change the flood hazard on surrounding roads. The Study also noted that in a probable maximum flood (PMF) event the upper levels of the building can serve as a flood refuge. Any future flood emergency management and evacuation will require a detailed investigation and flood management plan to be put in place given the flash-flooding nature of the site.

The draft Design Guide, accompanying this planning proposal includes detailed provisions to ensure sufficient flood risk management measures are in place, to be addressed at the development application stage, in particular strategies to minimise risk to human life and damage to property caused by flood events. At this stage, the proponent has prepared an operational management plan which foreshadows the shelter in place arrangements that would be further developed at development application stage.

Heritage

No change is proposed to current heritage provisions in the Sydney LEP 2012. The site is not identified as a heritage item and is not located in a heritage conservation area.

There are local listed heritage items to the north of the site in the Danks Street South precinct, including:

- Item 12073 Former Sydney Water pumping station and valve house including interiors and associated underground pipework (903–921 Bourke Street);
- Item 12103 Commercial building part of “Federation Business Centre” (222 Young Street) including interior; and
- Item 21204 Electrical substation including interior (241 Young Street).

Directly to the south of the site are the following locally listed heritage items:

- Item 12082 Former Chubb Pty Ltd including interior (830–838 Elizabeth Street);
- Item 12094 Electrical substation including interior (2A Powell Street); and
- Item 2072 Federation warehouse with art deco additions (866–882 Bourke Street).

Further south is the Zetland Estate heritage conservation area (C73). Further north is the Zetland heritage conservation area (C70).

There are no state listed heritage items in the vicinity.

The review of the heritage items mentioned above confirms the proposed changes to the planning controls does not impact these nearby heritage items.

Overshadowing

The built form of the proposed development minimises overshadowing impacts to surrounding residential development and publicly accessible private open space to the south of the site.

Figure 21 below demonstrates that the built form will not restrict future development from achieving two hours of solar access to 70 per cent of the apartments during the mid-winter solstice, with no additional overshadowing impacts until 2pm. This includes the Woolworths development and non-residential uses to the south-east of the site. Overshadowing is illustrated where the building envelope of the school site visually overlaps with the lower levels of buildings across the road.

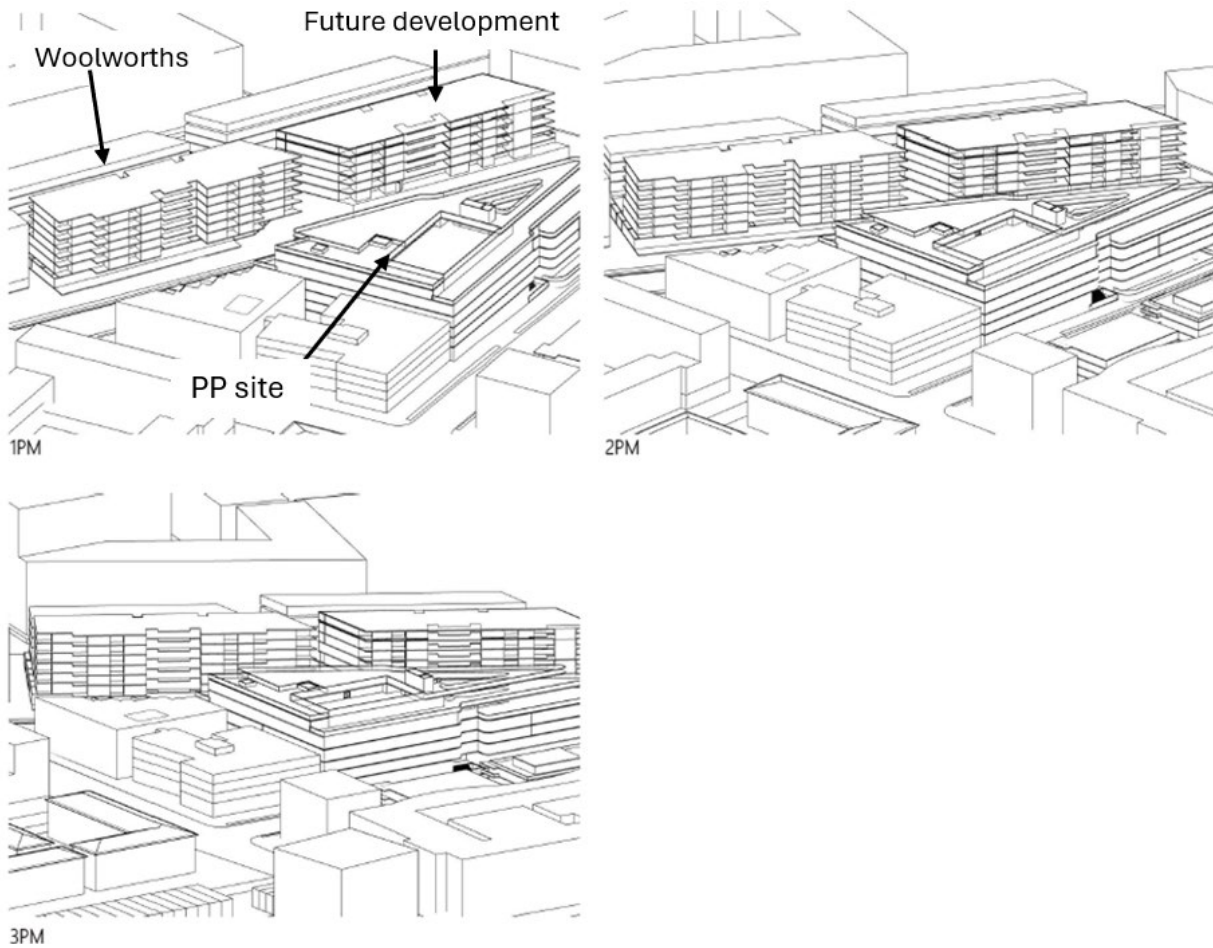


Figure 21. Overshadowing impact Young Street (sun eye view). Source: Plus Architecture Urban Design Report

Figure 22 demonstrates that the open space to the south of the site will achieve a minimum of four hours of solar access to more than 85% of its area from 9am to 3pm on the mid-winter solstice. This complies with the City's requirement for open space in the Sydney Development Control Plan 2012.

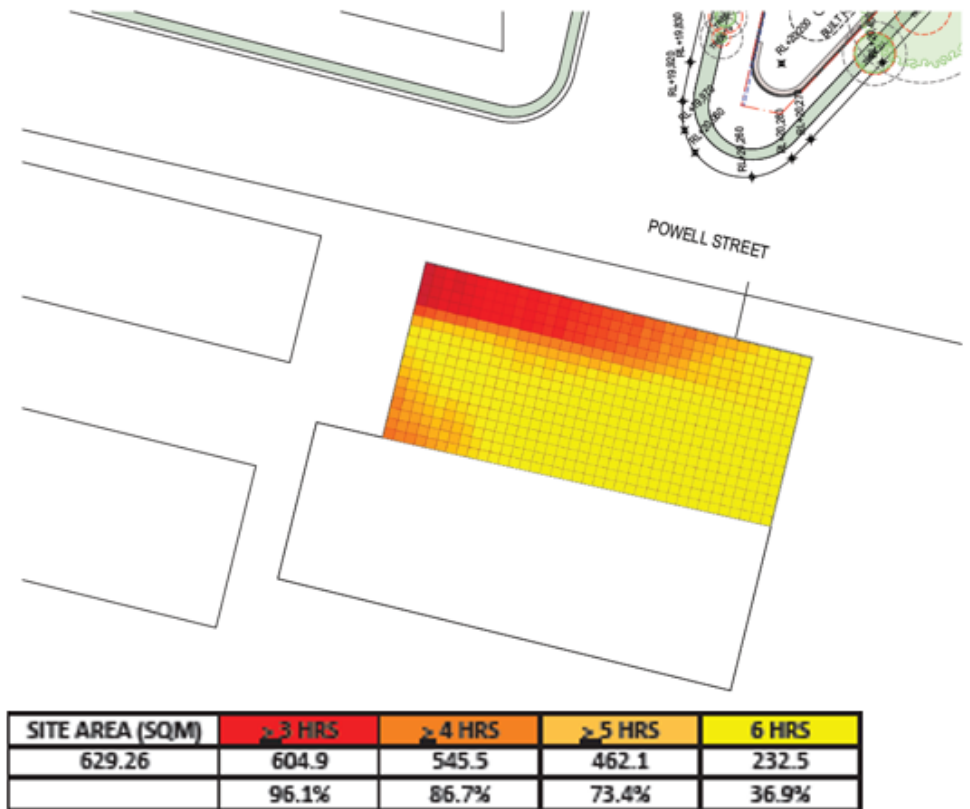


Figure 22. Solar study of southern open space. Source: Ethos Urban Planning Justification Report

The proposed development results in minor overshadowing during the mid-winter solstice before 10am to parts of three residential apartment balconies located at 9 Hunter Street Waterloo. These balconies are identified in Figure 23. The figure demonstrates how the overshadowing impact is minimal, From 10am onwards, the proposal does not cause any overshadowing to the Hunter Street apartments.

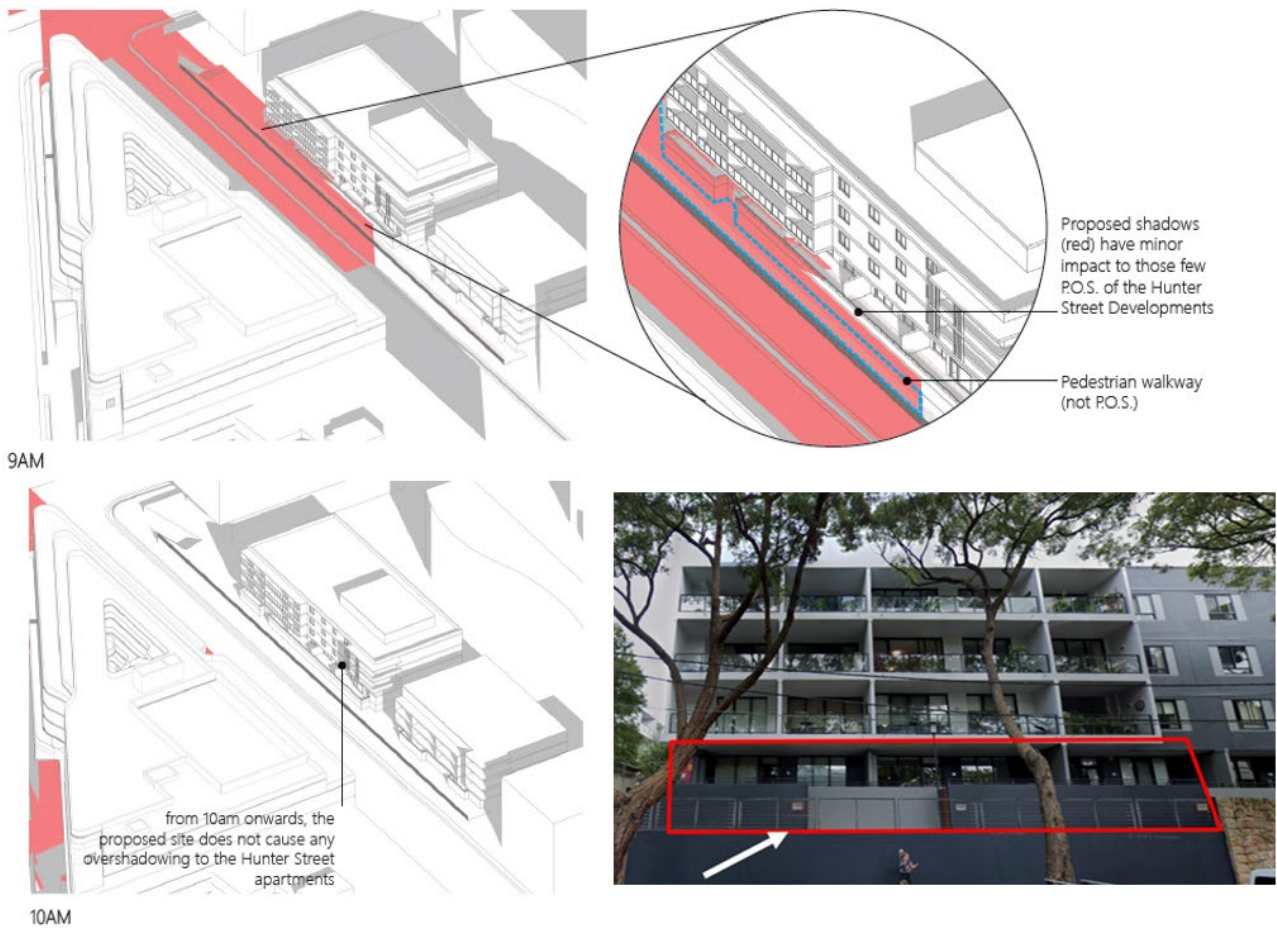


Figure 23. Balconies affected by overshadowing – Hunter Street Source: Plus Architecture Urban Design Report

Noise

This planning proposal is supported by an Acoustic Report prepared by ADP Consulting, appended at Attachment K.

The assessment report identifies relevant noise emissions criteria applicable to the development and nearby sensitive noise receivers. The assessment concludes that there are no site conditions, statutory or otherwise that would prevent the development from complying with the relevant noise criteria. It also suggests acoustic treatments for the mitigation of acoustic impact to all nearest noise sensitive receivers.

Long-term unattended and attended noise monitoring will be conducted at the DA stage to ensure compliance with internal noise level criteria.

Trees protection

The proposed built form ensures the future development retains a substantial portion of the tree and canopy structure that currently occupy both the perimeter of the site and the street verge.

The Design Guide identifies the street trees surrounding the site, as well as trees on the site that must be protected in developing the site. There are currently 33 trees on the site and surrounding area. A survey of the trees on the site is shown below in Figure 23. The trees are classified as:

- 9 High Retention Value Trees
- 13 Medium Retention Value Trees
- 11 Low Retention Value Trees

The proposal is seeking to remove 8 trees that are classified as low retention value and are all within the proposed building footprint. 25 trees are identified to be protected. These include all high value and medium value trees.

The proposal is supported by an Arboriculture Impact Assessment, prepared by Aborsaw (Attachment L). The assessment notes that the tree protection zones that are encroached by the proposed building envelope are all smaller than the existing encroachment. It concludes that the viability of the trees to be retained will not be impacted if protection measures are adhered to.

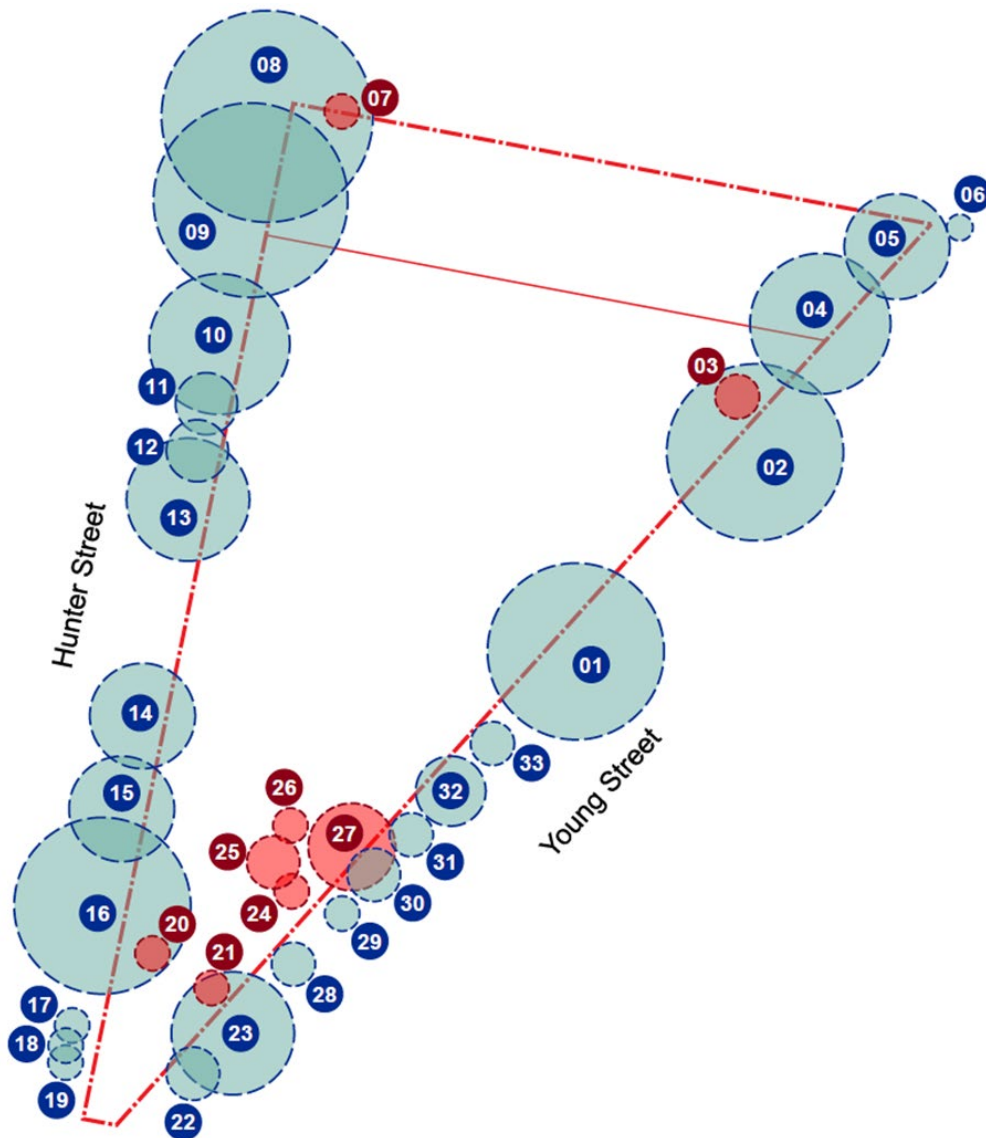


Figure 24. Tree removal/retention map. Source: City of Sydney

The Draft Design Guide requires retention of trees shown in blue in Figure 23 and corresponding setbacks at basement, ground and all upper levels, to ensure that adequate space is provided for existing tree roots and tree canopies. These setbacks are all carefully considered and supported by the Arboriculture Impact Assessment, to ensure that the trees proposed for retention will have minimal pruning because of the development.

The Draft Design Guide ensures that any future development application will need detailed justification to demonstrate that the development will not compromise the ongoing health and viability of the trees identified for retention.

Footpath widening

The Draft Design Guide accompanying this planning proposal requires a footpath widening setback of between 2m and 2.5m along Hunter Street and 1.5m along Young Street. Currently the footpaths are approximately 2m wide with an additional 2m currently landscaped area. By increasing the existing footpath widths from 2m to between 3.5m and 4.5m will allow safe circulation space outside the school entries and to allow other members of the public to safely use the footpaths.

Public transport

As noted in Section 1 of this planning proposal, the site is currently well serviced by public transport, allowing students and workers easy access to the development.

The draft letter of offer received by the proponent includes two pedestrian crossings across Young Street and Powell Streets. This allows for safe pedestrian access to the future Woolworths site, surrounding bus stops, Waterloo Metro Station and Green Square Station.

The pedestrian crossing across Young Street will allow students to safely access bus stops on Bourke Street. The pedestrian crossing proposed across Powell Street, provides students with a safer, more pleasant route to Green Square Station avoiding Bourke Street, via Short Street Reserve as well as providing a direct and safe pedestrian route to Waterloo Oval. It also allows for a safer route to Waterloo Metro Station, via existing signalised pedestrian crossings and quieter street environments.

Traffic and transport

An updated Traffic and Transport Report prepared by JMT Consulting, appended to this planning proposal, provides a traffic assessment of the proposed development resulting from this planning proposal and impacts to the adjacent roads. The assessment indicates that the traffic and transport impacts arising from the proposal are considered acceptable.

The design guide accompanying this planning proposal limits car parking to 1 space per 2 staff members, which is estimated to be 55 spaces and consistent with the reference scheme. This limit is appropriate given the proximity to public transport, the surrounding high density area and the parking rates in recently approved for schools in the LGA (e.g. Green Square Public School with no parking ranging to 1 space for every 2 staff members at Ultimo Pyrmont Public School). It will help manage traffic impacts and discourage car use to access the site from the surrounding area and from outside the catchment.

School drop-off sessions will begin between 8:00am and 8:30am, while pick up will be at 3:00pm to 3:30pm, this will be staggered across primary and secondary school students. Traffic generating modelling determines that the school may generate 90-100 car trips to the site in the morning peak hour between 8:00-9:00am and 10-15 vehicles in the afternoon peak hour between 5:00-6:00pm. The modelling assumes that no additional traffic will be generated from the film school as it is a 'like for like' replacement.

The traffic modelling indicates that the proposal is not anticipated to result in unacceptable traffic impacts on the surrounding road network. It also demonstrates that the kerbside area will have sufficient capacity to accommodate all pick up and drop offs.

This modelling has taken into consideration traffic movements associated with the future Woolworths development (923-935 Bourke Street) with peak usage times with the proposal and the Woolworths site not overlapping.

A designated drop off and pick up area for students accommodating 6-8 cars at any time is proposed on Young Street. A school Bus Zone is proposed on Hunter Street for pick-up and drop-off on from Monday-Friday between 8:00am to 9:00am and from 3:00pm to 4:00pm. The separation of parking and the Bus Zones reduces the traffic impacts on any one street. Drop off and bus zones are indicative only in will be resolved further at the development application stage.

The Design Guide includes provisions which require development to:

- assess and address potential impacts on surrounding movement systems through a Transport Impact Study;
- provide a comprehensive analysis of parking and access arrangements with a Parking and Access Report;
- develop and distribute a strategy for access to transport facilities for students, employees, and visitors through a Transport Access Guide;
- detail construction vehicle routes, access, parking arrangements, and mitigation measures for traffic impacts in a Construction Management Plan;
- limit parking to 1 space per 2 staff; and
- provide end-of-trip facilities at a rate of 10% for students and staff, with secure, weather-protected spaces for Bicycle Parking Facilities.

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

A detailed discussion of the social and economic effects of this planning proposal is provided in section 5 of this planning proposal.

Future development will have positive social and economic impacts. It will provide new employment opportunities in the school and café and retain existing employment in the film school through redevelopment. It will also introduce greater diversity in education infrastructure for 800 students in an area of high population growth.

5.6. State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The site is located 800m from Green Square railway station which provides connection to Central Station, Sydney CBD and the wider regional rail network and light rail network. The Waterloo Metro Station is 1.2km from the site and provides high-speed connection to Sydney CBD. The Metro Station will also deliver 2 hectares of public open space. The site is well serviced by buses and connects to a cycleway network.

The site is already serviced by the full range of public utilities and infrastructure, including electricity, telecommunications, water, sewer and stormwater.

There is adequate public infrastructure to support this planning proposal.

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

To be determined in further consultation with public authorities following Gateway determination.

6. Mapping

This planning proposal does not include any amendments to maps.

7. Community consultation

This planning proposal is to be exhibited in accordance with the gateway determination once issued by the Department of Planning, Housing and Infrastructure.

It is anticipated the gateway determination will require public exhibition for a period of not less than 20 working days.

The public consultation will be undertaken in accordance with the City's Community Participation Plan and the principles in the City's Community Engagement Strategy.

Notification of the public exhibition will be via the City of Sydney website.

Exhibition material will be made available on the City of Sydney website and at Town Hall House at 456 Kent Street, Sydney.

Consultation with relevant NSW agencies, authorities and other relevant organisations will be undertaken in accordance with the gateway determination.

8. Project timeline

The anticipated timeline for completion of this planning proposal as follows:

Stage	Timeframe
Commencement / gateway determination	June - August 2024
Government agency consultation	September – October 2024
Public exhibition	September – October 2024
Review of issues raised in submissions	October - November 2024
Post-exhibition reporting	November 2024
LEP drafting	November – January 2024
LEP made	March 2025
LEP notification	March 2025

