

Green Square Public School and community spaces

Frequently asked questions

August 2022

Statutory planning

What is the statutory approval process?

The project was assessed as a State Significant Development (SSD). The Minister for Planning and Public Spaces and the Secretary of the Department of Planning and Environment (DPE) delegated their respective consent authority and related assessment functions for the development to the Council of the City of Sydney (City).

The Central Sydney Planning Committee was the determining authority.

What was submitted as part of the SSD application?

An Environmental Impact Statement (EIS) was submitted as part of the SSD application. It provides a comprehensive description of the project's environmental, social and economic impacts.

It also included a range of technical studies and design plans.

The SSD application, including the EIS, was on public exhibition from 28 October to 25 November 2021 at the [City of Sydney website](#).

When was the SSD application be lodged and when was it approved?

The SSD was lodged on 22 October 2021.

The Minister for Planning and Public Spaces and the Secretary of the Department of Planning and Environment (DPE) delegated their respective consent authority and related assessment functions for the development to the Council of the City of Sydney.

As the determining authority, the Central Sydney Planning Committee granted consent to the application at its meeting on 12 May 2022.

Detailed information on the SSD approval process is available online at [planningportal.nsw.gov.au](#).

Construction

How will the project be delivered?

The project will be delivered in two stages:

- Early works - started in late 2021 and involved demolition and remediation work. The early works were completed in accordance with approved Development Applications.
- Main works - a contract for the main works construction has now been awarded to Hutchinsons. Works will begin to establish the construction site on Joynton Avenue.

Will there be any removal of contaminated materials?

Site establishment activities on site will involve working with contaminated material. The site will be remediated in accordance with SafeWork NSW regulations and the project's Remediation Action Plan. All work will be completed by licensed and accredited contractors, and monitored in strict accordance with all applicable legislation, regulations, policies and guidelines.

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Will there be impacts during construction (including noise, dust, traffic, etc)?

Conditions of Approval have been issued for the project, which require School Infrastructure NSW and our contractor to prepare a Construction Noise and Vibration Management Sub-Plan. As outlined in the project update from May 2022, this Sub-Plan includes strategies to manage construction impacts such as;

- Noise monitoring, to ensure compliance with the noise and vibration management criteria outlined in the SSD application consent.
- Compliance with the 'Construction Hours' included in the SSD application consent conditions to minimise noise and vibration impacts of the development.
- Design considerations to minimise the extent of any rock breaking and excavation into rock.
- Acoustic shielding where practicable, to minimise noise from the site.
- Deliveries scheduled outside of Waranara Early Education Centre pick up and drop off times where possible.

For more information about how we manage construction impacts, please see the August 2022 Information Pack available on our website.

School operations

Will there be a drop off and pick up area?

The Green Square Public School and community spaces will include space for drop off and pick up in the newly built Zetland Avenue.

How many students will the new school accommodate?

The new school will provide spaces for up to 600 students across 24 flexible learning spaces.

What is the school intake area for the new primary school?

The school enrolment intake area (sometimes known as a catchment) will be confirmed closer to the school opening and will be based on the most up to date demographic data and detailed projections on the number of school aged children living in the local area at the time the school opens.

We will publish the intake area and enrolment information for this project when construction nears completion. In the meantime, 'School Finder' is an online tool for parents to use to locate NSW public schools in your intake area. This can be accessed at education.nsw.gov.au/school-finder.

When will the school open?

Once the main works contractor has developed a detailed works program we will have more information about construction start and finish dates.

To keep up to date with the progress of this project, please visit the [project webpage](#).

What is a flexible learning space?

Contemporary learning and teaching prepares students for a diverse and interconnected world. We are evolving the ways we teach new skills that are valued by a changing workforce. We understand there are different ways students learn as well as new ways to interact with information through technology.

Flexible learning environments are spaces designed and equipped to support contemporary learning and teaching. Take a look at examples of these varied spaces and how they support teaching and learning at edu.nsw.link/SchoolShowcase.

Community spaces

What are the shared use arrangements?

The ground floor has been designed to foster connection with the broader community, surrounding parks, and community facilities. It includes dedicated multipurpose community spaces and areas that can be shared with the broader community at night and on weekends.

Both community and shared spaces will be hireable through the City of Sydney.

Levels 1 to 3 will be dedicated school facilities only.

What spaces can the community use?

The community spaces will be managed by the City of Sydney and will be hired out to community groups and users. The shared spaces are for school use during school hours, then can be used by community members outside school hours and during school holidays.

The following spaces will be available as part of the community spaces:

- two dedicated multipurpose community spaces with separate access via Zetland Avenue
- the spaces have timber floors and are designed for flexible use
- each space can accommodate up to 80 people seated at tables
- chairs and tables will be provided for hirers
- access to free City of Sydney wifi
- a dedicated kitchenette and toilets will service each space.

The following will be shared spaces with the Green Square Public School:

- A high-school standard games court with hoops and line markings for basketball and netball.
- A 308m² communal hall with sprung timber floors, removable stage and seating available for 200 people.
- A 309m² multipurpose space with sprung timber floors, chairs and tables provided for hirers.
- Multipurpose 2 can accommodate up to 150 people seated at tables.
- Dedicated kitchenettes, toilets, and free City of Sydney wifi will service the communal hall and multipurpose 2.
- A ground floor courtyard providing through site links will be open for the community in the evenings and on weekends.
- Public toilets are available at Matron Ruby Grant Park and the Drying Green Park for hirers of the games court.

Visit the City's website for more information on hireable indoor and outdoor spaces. More information will be shared on how to hire these spaces as the project progresses.

Who will operate the community facilities?

The community spaces will be managed by the City of Sydney and will be hired out to community groups and users.

Will the size of the public domain areas be impacted by the school site?

No. The school does not impact areas of the public domain, and has been designed to provide dedicated community spaces.

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How will students and community members access the new school and community spaces?

Green Square Public School and community spaces are centrally located within the Green Square town centre, which has been designed as a network of people-friendly, low-speed streets that encourage walking and cycling in the area.

Separated cycleways are located on two streets that run alongside the site, connecting to the extensive bike network in the area.

The site is well positioned to public transport options, approximately 400m from Green Square train station and adjacent to main bus routes. It will include bus drop off and pick up zones.

The safety of students and the local community is the department's highest priority. Traffic and transport matters have been considered as part of the SSD application and can be found in the [Transport and Accessibility Impact Assessment \(TAIA\)](#), which is a technical study in the Environmental Impact Statement.

A draft School Transport Plan was included as part of the application, and will be finalised and shared with community prior to the school opening.

Design

What are the sustainability design elements?

Sustainability has been considered at each design phase of the project. Green Square Public School and community spaces has been designed to achieve a 5 Star Green Star v1.3 design and as-built rating. It utilises solar design features, natural ventilation, high-performance rainwater collection and reuse, biophilic design principles and onsite power generation.

Through early design input from sustainability professionals, sustainability initiatives incorporated in the proposed development include:

- design elements to reduce the energy demand of the building in operation and improve indoor environment quality and thermal comfort for students and staff
- high performance façade and glazing, efficient lighting, and installing appliances with high energy efficiency ratings
- consideration of the building's resilience to climate change impacts
- designs that meet the needs of the building functions as training, teaching spaces and private staff areas
- best practice waste management principles to avoid waste to going to landfill where possible
- adding greenery and plants to improve air quality and reduce the urban heat island effect, and adding rainwater collection.

These principles adopted for the project will contribute to the conservation of resources and future resilience, across the whole life cycle of the project; from construction, through to the operation phase.

Why was there a design excellence competition?

The purpose of the competition was to deliver the highest quality architectural, urban and landscape design. The competition sought high quality, functional design that responded to the site's context in Green Square Town Centre with a welcoming street presence that reinforces the site's civic nature in Green Square Community and Cultural Precinct, respects the surrounding heritage context, considers the significant inter-relationship between the school and the community facilities and fits within the given budget.

Who is the design excellence competition winner?

Sydney architects BVN have designed the winning scheme for the new integrated school and community spaces at Green Square. The winning BVN design was refined before plans were submitted for planning approval.

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General

Where will the school be located?

The new Green Square Public School and Community Spaces will be located in Green Square on the former Royal South Sydney Hospital site at Joynton Avenue.

What open space and recreation areas will be provided?

The design will feature a dedicated school rooftop play area and shared use games court space within the site.

How can I find out more about the project?

School Infrastructure NSW (SINSW) will share information with the local community as the project progresses.

The SINSW [project webpage](#) will continue to have up-to-date information about the project.

You can also continue to contact us via our community information line 1300 482 651 and by email schoolinfrastructure@det.nsw.edu.au.