

07/06/2021

Ms Sarah Kelly  
Principal Planner  
Department of Education  
Level 8, 259 George Street  
Sydney NSW 2000

Dear Ms Kelly

**Budawang School for Specific Purposes (SSD-8845345)  
Response to Submissions Report**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal (SSD-8845345) ended on Wednesday 2 June 2021. Submissions received from Shoalhaven City Council (Council), the public and government agencies during the exhibition of the project are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/39516>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and government agency advice, and where necessary, technical supporting documents must be revised. Particularly, issues raised by Council and Transport for NSW must be addressed in detail. It is also advised that the Department is awaiting a submission from the NSW Office of Water and will send this as separate correspondence upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Caleb Ball on (02) 9274 6186 or via email at [caleb.ball@planning.nsw.gov.au](mailto:caleb.ball@planning.nsw.gov.au).

Yours sincerely



Jason Maslen  
A/Director  
Social & Infrastructure Assessments  
**as delegate for the Planning Secretary**

## **ATTACHMENT 1 – KEY ISSUES**

### **Traffic, Transport and Access**

1. The proposed hydrotherapy facilities (Block D) are proposed for community use outside of the school's standard operating hours. It is unclear where parking would be provided for the public as there is no parking along Croobyar Road. It is also noted there is no pedestrian access along Croobyar Road. Further detail and discussion is required regarding public parking and access associated with the use of the hydrotherapy facilities.
2. Further justification is required for the proposed number of car parking spaces on site given that the school is proposed to operate with a higher teacher to student ratio than other schools.
3. Further detail is required regarding the indented bus bay along Croobyar Road and no location has been proposed on plan. Further details are required to ensure that potential vehicle / pedestrian safety issues are properly assessed.

### **Construction**

4. Detailed justification is to be provided for any works proposed outside of recommended construction hours. If works outside of recommended construction hours are proposed, a works plan must be included to detail how often works would occur outside the recommended times, the activities proposed and the period of time these works would continue.
5. Construction vehicle access has not been confirmed in the EIS. There are two construction options outlined, please confirm the preferred option so that potential impacts can be properly assessed.

### **Noise**

6. Noise levels associated with construction work are expected to exceed recommended guidelines contained within the Interim Construction Noise Guideline at the nearest affected residential receivers. No acoustic screening is proposed, and it is unclear how many affected residential receivers would be impacted by construction noise. Please provide further clarification regarding the number of the impacted receivers and mitigation measures proposed.

### **Built Form**

7. Provide a response to the design recommendations identified by the Government Architect New South Wales in the correspondence dated 3 March 2021.
8. It is noted that there is a sewerage easement that dissects the construction site. Further clarification is required to understand if construction activities would impact on the sewerage pipe and any mitigation measures proposed.